
LAND USE ELEMENT

Chino General Plan

October 1981

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Land Use Element Section

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CHAPTER I: INTRODUCTION

Land use decisions must not only consider the most effective and responsive use of the land at any one point in time, but must also consider the long-term use of the land in relation to the future man-made and natural environmental towards which the community wishes to move. One of the most important tools in providing for such decisions, and in establishing such directions is the Land Use Element of the General Plan. The Land Use Element sets forth the community's desired future through a series of goal statements, accompanying policy statements, and action statements or intended implementation methods.

This document, therefore, is a long-range guide to the development and redevelopment of all lands, both public and private, within the City of Chino and its planning area (see Map I-1). Included are statements of land development policy related to land use proposals. These statements seek to provide the decision-maker, as well as the community as a whole, with an ongoing guide for making day-to-day land use decisions.

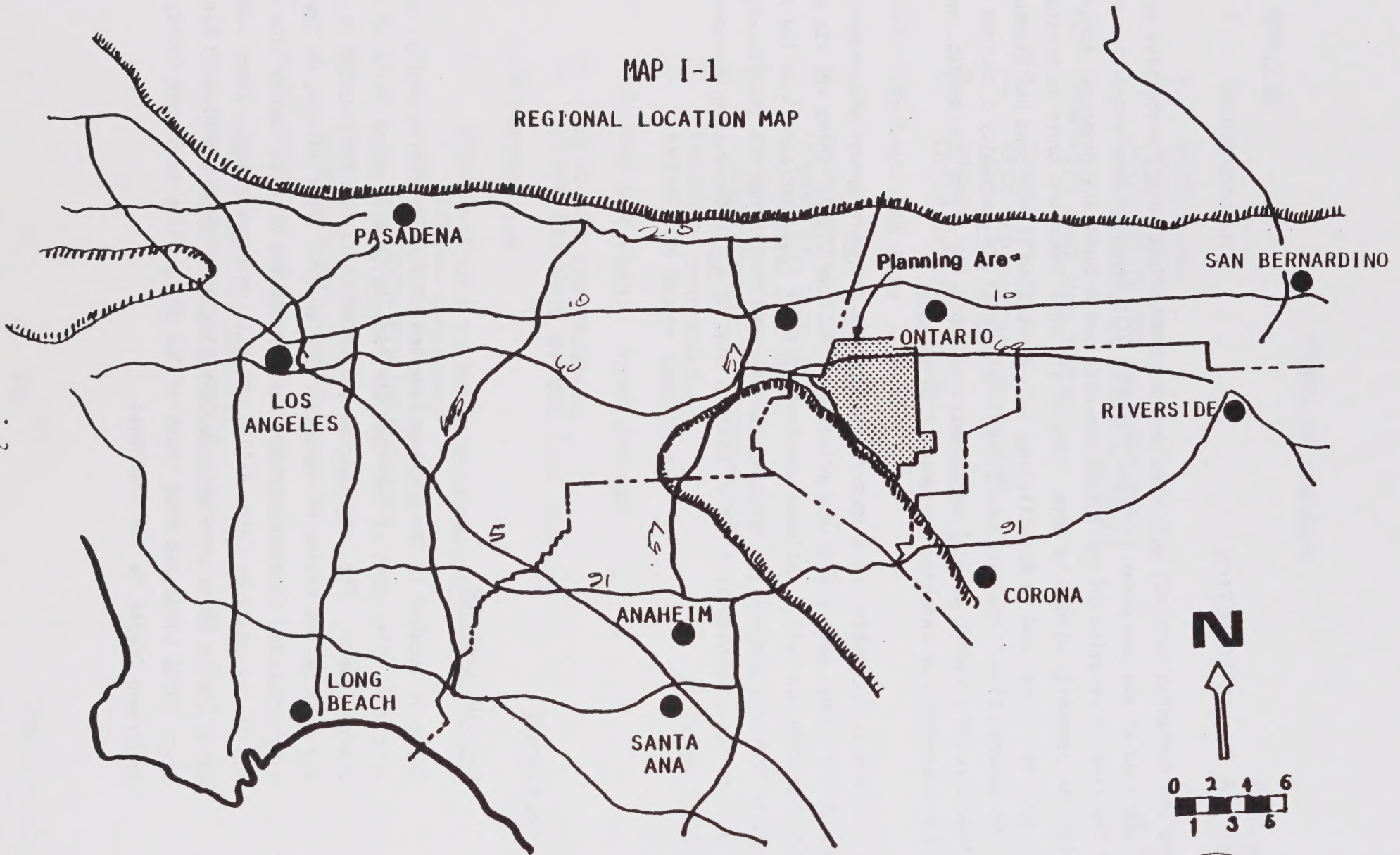
A. BACKGROUND

1. Regional Location

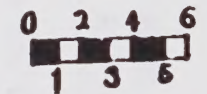
Chino is located in the southwestern end of San Bernardino County, approximately 35 miles east of downtown Los Angeles, and 18 miles north of central Orange County. The City and its sphere of influence are bounded on the north and east by the cities of Montclair and Ontario respectively, on the east by unincorporated farmland, on the west by the Los Angeles County line and Pomona, and on the south by Chino Hills, which is unincorporated. Other communities which lie in close proximity to Chino include Pomona and Diamond Bar to the west, Yorba Linda and Brea south of the Chino Hills in Orange County and Norco and Corona to the southeast.

MAP I-1

REGIONAL LOCATION MAP



N



CITY OF CHINO

GENERAL PLAN PROGRAM
SPHERE OF INFLUENCE*

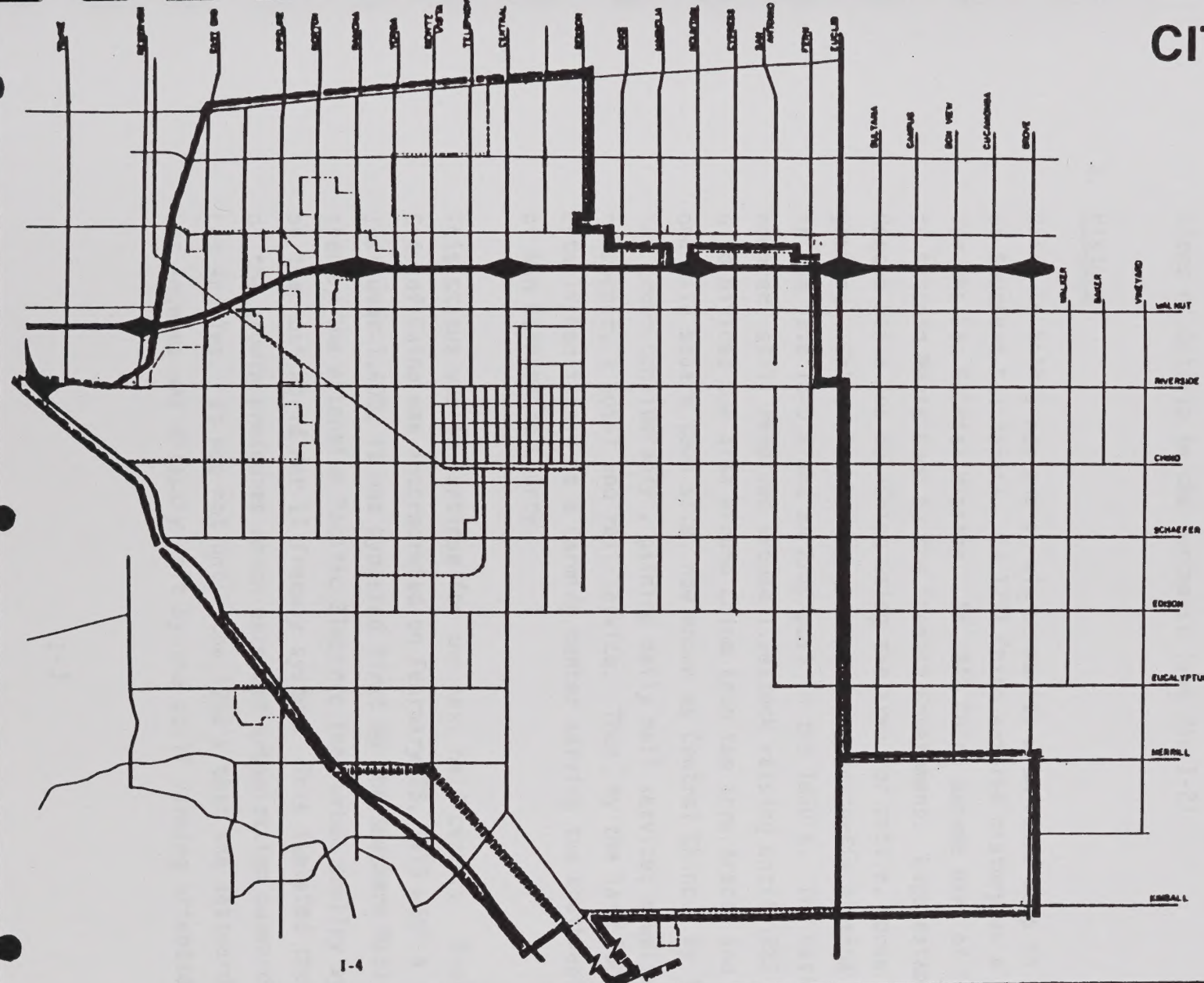
PLANNING AREA

SPHERE OF INFLUENCE

*EXCEPT AS NOTED, SPHERE OF
INFLUENCE IDENTICAL TO
PLANNING AREA BOUNDARY

REV. 2-21-84
REV. 7-10-87

MAP 1-2



2. The Planning Area

The Planning Area for this Land Use Element includes the Chino corporate limits and the territory immediately surrounding, which for the most part conforms with the officially established Chino sphere of influence. This includes generally the area between Phillips Avenue on the north and the State Route 71 on the south, the Los Angeles County line on the west, and Euclid Avenue on the east. Excluded from this area are incorporated portions of Ontario in the northeast (see Map I-2).

3. History

Chino is both a new and an old community with roots deep in the history of Southern California. In 1771 Chino entered history as a grazing area for the San Gabriel Mission. In 1842 Chino became part of land granted to Antonio Maria Lugo by the Spanish Government. Lugo established the Rancho Santa Ana del Chino using the area for cattle, horse and sheep grazing. Chino also became a stop on the Butterfield Stage Coach Lines in the late 1840's and an Army post in the 1850's. The basic economy, however, still revolved around livestock raising until 1887 when Richard Gird divided the area around Chino into ten acre tracts and laid out a one mile square town site, now known as Central Chino. By 1889 the town had grown considerably, gaining daily mail service, a Wells Fargo office, a newspaper, a hotel and rail service. Thus, by the late 1800's Chino had established itself as a farming center serving the southwestern portion of San Bernardino County.

This status was to continue for the next half century. Even though the City of Chino was incorporated on February 28, 1910 with a population of just over 1,400, it was bypassed first by the Southern Pacific Railroad, then by the extensive Pacific Electric interurban trolley system, and finally by the post World War II freeway system. This isolated the City from many of the growth pressures which extended urbanization outward from central Los Angeles. It was not until the 1960's that the eastward expansion of Los Angeles was directly felt by the still farming oriented community.

However, with the extension of freeway service through Pomona, and the completion of the freeway through Chino in 1972, the City began to grow rapidly and change in character. What had been a small agricultural community devoted to livestock raising and in later years to the dairy production, became in a very short period the predominantly newly constructed suburban community of today.

4. Recent Developments

In 1969, Chino adopted a new General Plan which addressed the issues of rapid growth and development being experienced at that time. This plan, essentially, was intended to guide the transition from a rural to suburban community. Ten years, however, have elapsed and Chino is reaching the end of its period of very rapid growth. While in 1969 much of the City's land was available for development, in 1980 most land has been developed or reserved for future development, with the exception of the City's industrial areas. Also, in the same period, the community has changed considerably, new issues have arisen, and the legal status of the General Plan, including the Land Use Element, has been greatly modified.

These changes, which are summarized elsewhere, require a new policy response on the part of the City. This response is one more of detail than it is of overall land uses, of addressing new issues rather than readdressing old issues, and of transition from a rapidly growing residential community to that of a balance between industrial, commercial and residential land uses.

B. STATE REQUIREMENTS

Since 1955, State Government Code Section 65302(a) has required a land use element of all city and county general plans as follows:

A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other cate-

gories of public and private uses of the land. The land uses element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas.

In addition, the State has established guidelines as to the minimal contents of Land Use Elements, including:

- Identification of land use issues.
- A statement of land use policies and proposals, distinguishing, where appropriate, among short, middle and long-term periods of fulfillment.
- A description of the land uses and land use intensities for the planning area, including the relationships of such uses to social, environmental and economic goals and objectives.
- The standards and criteria for physical development within each use area with consideration for land capacity.
- A description of the land use pattern, including text and a diagram or other graphic representation such as a map.
- An outline for implementation, including a description of measures necessary to achieve land use objectives and policies and the timing or staging of plan implementation.

C. APPROACH TO THE LAND USE PLAN

Basic Approach

This Land Use Element was developed as part of a larger planning effort which also included revisions to the City's Circulation Element, Housing Element, and a new Central Avenue Plan. While each will be published as separate documents, all four components of the planning effort are closely interrelated. Several phases were involved in the work program, including:

1. Identification of existing conditions and trends.
2. Development of alternative policy responses to the major issues identified.
3. Further refinement of issues and formulation of detailed policy responses.
4. Development of draft Circulation and Housing Elements.

5. Development of a draft Land Use Element.
6. Development of the Central Avenue Specific Plan.

The three Elements were developed parallel to each other, with the policies and proposals of each being closely interrelated. The Central Avenue Specific Plan was developed as a separate, but integrated, part of the planning program, because the Central Avenue Plan is not community-wide in scale. This Plan should be considered to be part of the Land Use Element of the General Plan.

D. RELATIONSHIP TO OTHER ELEMENTS

At present, the Chino General Plan contains all nine General Plan elements required by the State of California. Of these elements, the Noise, Seismic Safety and Public Safety, Open Space and Conservation, and Scenic Highways Elements are San Bernardino County Elements adopted by reference by the Chino City Council. A Parks and Recreation Master Plan which is not required by State Law, but is still common throughout the State, was adopted by the City in 1973. This Land Use Element, including the Central Avenue Specific Plan, was developed in reference to the above previously adopted elements as part of the larger planning program previously described.

To differing degrees, all of the elements of the General Plan contain policies or proposals which relate to the Land Use Element. The Land Use and Circulation Elements are almost inseparably related. The pattern and intensity of uses have directly determined the volume of traffic along various segments of the circulation system. The circulation system, thereby, performs a service function enabling people, businesses and various other entities to carry on activities at selected locations throughout the community.

Conversely, the effects of the circulation system (e.g., noise, pollutants, accessibility, etc.) affect the type, intensity and location of proposed land uses. Commercial and industrial uses are generally limited to areas served by one or more

major transportation facilities. Such facilities provide direct access to support uses, a convenient channel for the movement of goods and services, and continuous exposure to the largest number of persons or households within a central trade area. The location of commercial, industrial, and higher density residential uses with access to major transportation facilities serves to maintain a desirable level of service necessary to handle larger volumes of traffic. However, in the preparation of this plan the role of circulation has primarily been to service land uses.

The Land Use Element defines a housing-distribution based on physical determinants (e.g., compatibility between contiguous^s area and the capability of an area to accommodate levels of development intensity). This distribution was tested by socio-economic criteria embodied in the Housing Element. The result of that analysis found that the Housing and Land Use Elements are compatible and consistent in realizing the policies of both Elements.

The Seismic, Public Safety, and Noise Elements have provided information and policies regarding various natural and man-made hazards which, in several instances, have restricted the pattern and intensity of uses. Together with the Open Space and Conservation Elements, they have defined lands to be reserved for lower densities and land for more intense purposes. The Open Space and Conservation Elements have defined criteria and standards and identified various programs needed to control the impact of man's activity on the natural environment, and vice versa.

The other Elements, therefore, have served to place various demands and restrictions on potential alternative uses considered in the Land Use Element. And although the Land Use Element embodies many of the findings and recommendations of these other Elements, it does not contain all the details necessary to fully understand the intended implications or proposals of each. A working knowledge of all other Elements is both desirable and necessary to a more complete understanding of the planning process related to the City.

CHAPTER II: COMMUNITY LAND USE ISSUES

A. COMMUNITY IDENTITY

The image Chino wishes to portray to itself, as well as to its neighbors, is a very important factor in shaping and guiding future development. Two major issues are involved with community identity. The first of these issues involves community appearance and maintenance. The visual appeal of the City, especially along its major streets will portray the image most people will carry with them. Well designed and landscaped streetscapes tend to portray a very positive image which will help attract people either as visitors or as residents.

The second issue relates to the nature of the community. Does Chino wish to be identified as a suburban community with a strong commercial and employment base? Or, does it wish to be regarded as being primarily agricultural in nature with urban uses taking a secondary role in the community. The City could also be seen as a mix of the two influences, perhaps with its older agricultural heritage well preserved, but still primarily an urban place.

The conscious selection of an image will have an affect on the City's land use patterns and policies. An image chosen to represent a primarily rural or agricultural background will result in relatively low densities with much land reserved for rural developments and agricultural uses. An image which reflects that of a suburban community will result in land use patterns and design standards which encourages much more intense land uses than currently found within the City. Land which is currently in rural (or large lot uses) or agricultural uses will be converted to relatively more intense suburban uses, commercial uses and industrial uses.

A mix of the two images appears, however, to be evolving within Chino and its immediate environs. This mix reflects the current transitional phase which the City is undergoing between a rural economy based to a large degree on the dairy and equestrian stabling industries, and an urban economy based upon a strong local employment sector and a population dominated by workers with urban skills.

This mix can be protected and guided over the long run by large areas, especially in the northern and eastern sectors of the City, for large lot rural-oriented land uses, and guiding new urban type development mostly to the eastern and southern portions of the City.

Coupled with the implications community image has on land use patterns are community design patterns, or community appearance. The visual image of a place often helps to determine popular attitudes towards the community, even though the design patterns are at a smaller scale than community-wide land use patterns. Design patterns, therefore, should serve to reinforce the community image which is expressed through land use patterns. For instance, an image which emphasizes a mix between rural and suburban can be buttressed with design patterns which clearly define each environment. Streets in rural areas, for instance, should be narrower than in more intensely developed portions of the community, with rolled curbs as opposed to the standard curb, gutters and sidewalks found in residential tracts. Lots should be wide, with houses standing well apart, to represent a rural image.

In areas in which a suburban image is being encouraged, on the other hand, design should reflect a relatively intense, but low key image. Streets should be designed to accommodate heavy traffic volumes, landscaping should be more formal than found in rural neighborhoods, or more highly designed and maintained. Houses should be closer together and set closer to the street than in rural areas. The design standards employed to create a suburban image cannot be the same as those used to create a rural image.

B. RATE AND PATTERN OF GROWTH

Between its incorporation in 1910 and the 1950's Chino remained a small rural community with an economy based primarily upon agricultural pursuits. Population grew at a slow, but steady rate from 1,444 in 1910 to 5,784 in 1950. After 1950, however, Chino began to change, at first slowly and then with increasing rapidity into a suburban community with an urban oriented economy.

TABLE II-1
CITY OF CHINO
POPULATION GROWTH RATES

<u>Year</u>	<u>Population</u>	<u>Population Growth</u>	<u>Average Annual Growth Rate</u>
1910	1,444	--	--
1920	2,132	69	4.8%
1930	3,118	99	4.6%
1940	4,204	109	3.5%
1950	5,784	158	3.8%
1960	10,305	452	7.8%
1970	20,411	1,011	9.8%
1980	40,165	1,975	9.7%
1985	47,963	1,560	3.9%

SOURCE: United States Bureau of the Census; California State Department of Finance.

1. In 1971 the Pomona Freeway (State Route 60) was completed through the City. This gave Chino easy access to the employment centers of Los Angeles, Riverside/San Bernardino and Orange County. Growth rates often increase dramatically both in anticipation of, and as a result of such improvements in region-wide access.
2. Following World War II the Los Angeles region began to grow rapidly in size, pushing development through the Pomona Valley and San Gabriel Valley into western San Bernardino. While Chino lay outside the first thrust of this development until the 1960's, the area's plentiful amounts of vacant land inevitably attracted additional development.

3. During the late 1960's and early 1970's access was improved into the employment centers of Orange County via the Riverside (State Route 91) and the Orange (State Route 57) Freeways. This access, coupled with high unmet housing demand in Orange County made the Chino area a viable place in which to work for Orange County residents. This appears to be continuing at a rapid rate.
4. High land costs in Los Angeles and Orange Counties have created a demand for moderate cost housing in the Chino basin, where abundant, relatively inexpensive undeveloped land still exists.

While the City and its environs more than tripled in population since 1960, this rapid growth rate cannot be expected to continue into the future. Rather, growth rates will begin to moderate, assuming a relatively stable economy, as the City becomes fully developed. Table II-2 gives population and dwelling unit projections through the year 2000.

Current development and demographic trends indicate an expected population of 55,000 within the City and 65,000 in the Sphere of Influence by the year 2000. This translates into an average growth rate of approximately 3.7% annually, or approximately 1400 people per year. This is roughly equal to the average population growth between 1970 and 1975.

This Land Use Element is based in part upon accommodating this projected population growth. Sufficient land has been designated to accommodate somewhere between 16,745 and 33,310 housing units within the Sphere of Influence. At average densities of development approximately 24,755 housing units can be expected at full implementation, or build-out (see Table IV-2 on page IV-12).

TABLE II-2

CITY OF CHINO
POPULATIONS AND HOUSING PROJECTIONS

Year	1980 CITY LIMITS						ENTIRE 1980 ² SPHERE OF INFLUENCE					
	POPULATION			DWELLINGS			POPULATION			DWELLINGS		
	Total	Household	Group ¹ Quarters	Total	Single ³ Family	Multiple Family	Total	Household	Group Quarters	Total	Single Family	Family
1975	26,760	23,078	3,682	7,533			28,760	25,078	3,682	N/A	N/A	N/A
1980 ⁴	37,905	33,884	4,021	11,036	9,411	1,625	41,534	37,513	4,021	12,200	N/A	N/A
1985	45,100	41,100	4,000	13,600	11,400	2,200	49,800	45,800	4,000	15,200	12,900	2,300
1990	49,800	45,800	4,000	15,400	12,700	2,700	56,100	52,100	4,000	17,500	14,600	2,900
1995	53,100	49,100	4,000	16,500	13,400	3,100	60,900	56,900	4,000	19,200	15,700	3,500
2000	55,000	51,000	4,000	17,600	13,800	3,400	65,000	61,000	4,000	20,600	16,500	4,100

¹Maximum holding capacity of California Institute for Men and California Youth Authority approximately 3,650.

²Includes City population.

³Includes mobile homes.

⁴This data is an estimate as of January 1, 1980. The 1980 Census shows 40,018 as of April 1, 1980. The January 1 data is used herein since it also contains household information not yet available through the 1980 census.

SOURCE: California State Department of Finance, Population Research Unit; City of Chino
Southern California Association of Governments
Haworth & Anderson, Inc.

G. LAND USE ISSUES

Issues related to the use of land

1. Residential Land Use Issues

Land currently used for residential purposes currently accounts for 1682 acres. With the exception of the California Institute for Men, more land has been developed for residential purposes than for any other land use. Since 1968 the amount of land used for residential purposes has doubled, rising from 792 acres to 1,541 acres used for residential purposes in 1980. While some of this can be accounted for by annexations, the bulk of this increase can only be due to new development. Average densities have only risen slightly during this period, however, from approximately 6.1 units per acre to a current density of approximately 6.4 units per acre.

Several major issues exist in regard to residential development:

- a. Location of Growth: Like many other communities undergoing rapid growth, new residential development has shown a tendency to leap-frog. Rather than developing contiguous parcels of land in a phased and orderly manner, new residential development has at times skipped otherwise useable land. This can be attributed to several factors, including which parcels of land became available for development, at what price, and at what time. The result has been a patchwork quilt of residential development alternating with rural or agricultural development. In recent years, however, this trend has been reversing itself. Much new residential development has been occurring on parcels which were passed by during the 1960's and early 1970's, thus creating a more contiguous residential pattern, and less of a patchwork pattern.

The major area of new residential development within the Chino Sphere of Influence will likely be to the east of the San Antonio Channel, and to the south of Chino Avenue east of Mountain Avenue. Other

TABLE 11-3

CITY OF CHINO
EXISTING LAND USE
(March 1980)

<u>Land Use</u>	<u>Total Chino Sphere of Influence</u>		<u>Unincorporated</u>		<u>Incorporated</u>	
	<u>Acreage</u>	<u>Percentage</u>	<u>Acreage</u>	<u>Percentage</u>	<u>Acreage</u>	<u>Percentage</u>
Agricultural	4,988	39.0	3,504	64.2	1,484	20.2
Residential	1,682	13.1	140	2.6	1,542	21.0
Single Family	1,489	11.6	108	2.1	1,381	18.8
Duplex	28	.2	--	--	28	.4
Multiple Family	83	.6	8	.1	75	1.0
Mobile Home	82	.6	24	.4	58	.8
Commercial	241	1.9	58	1.1	183	2.5
Office/Professional	19	.1	1	--	18	.2
Retail Commercial	123	1.0	20	.4	103	1.4
Service Commercial	100	.8	37	.7	63	.9
Industrial	354	2.8	19	.3	335	4.6
Manufacturing	266	2.1	3	.1	263	3.6
Warehousing	88	.7	16	.2	72	1.0
Community Facilities	4,446	34.7	1,339	24.5	3,107	42.4
Schools, Parks, etc.	439	3.4	52	1.0	387	5.3
California Institute for Men	2,720	21.3	--	--	2,720	37.1
Chino Airport	1,287	10.0	1,287	23.5	--	--
Vacant	<u>1,086</u>	<u>8.5</u>	<u>400</u>	<u>7.3</u>	<u>685</u>	<u>9.3</u>
TOTAL	<u><u>12,797</u></u>	<u><u>100.0%</u></u>	<u><u>5,461</u></u>	<u><u>100.0%</u></u>	<u><u>7,336</u></u>	<u><u>100.0%</u></u>

areas of residential development will occur on a few large parcels which were previously skipped by development. Several other areas of the City are dominated by small oddly shaped parcels which have not yet developed either to their currently zoned or planned densities. Finally, it can be expected that parts of the older, central area of Chino, generally bounded by Riverside to the north, Chino Avenue to the south, Benson Avenue to the east, and Yorba Linda Avenue to the west will undergo some recycling to a more intense residential land use pattern.

Each of these areas offers a set of issues, as follows:

- The large tracts of land on the eastern edge of the City offer an opportunity to create a well designed residential environment with a high level of community amenities and services. Since there are no physical constraints to development, and the parcelization pattern allows great flexibility in planning specific developments, more creativity in site design and planning can be afforded. Major issues include achieving excellence of design, discouraging piecemeal development and providing adequate public services in a well planned, sequential manner. The provision of adequate sewer service in this area will likely be an issue of some concern, since trunk sewer lines do not presently cross the San Antonio Channel.
- The several large, currently vacant or under-utilized parcels of land within presently urbanized portions of the City involve issues of interface between existing and proposed land uses, as well as issues dealing with residential design. These infill parcels will serve to complete presently existing neighborhoods, and should be designed in such a manner as to complement adjacent development.
- Areas dominated by small oddly shaped parcels, usually long and narrow, will continue to present critical land use problems as they begin to develop. Issues involving access, circulation and design will continue to affect these areas as they change from

rural land uses to suburban land uses. These areas are primarily located along Riverside Avenue east of Benson, in the Ross Avenue neighborhood, and north of Riverside Drive around Norton Avenue.

- The recycling of the older, core area of the City will present critical land use issues in the foreseeable future. Many of the older homes in this area provide an historical perspective which should be maintained. In addition, housing in the downtown area can continue to play a role in implementing the policies of the Housing Element. To this degree, steps should be taken to preserve this housing while providing for an intensification of land uses. Issues involving the interface between the older residential areas and commercial development will be critical, as will issues involving the consistency of design within the downtown area.

- b. Mix of Units: The Housing Element addresses the mix of residential units built within the City from the perspective of meeting the identified housing needs of the community. In general, though, there is little mix in the types of units found throughout the City. Dwelling unit design and construction styles are much the same from neighborhood to neighborhood, thus providing little differentiation. While it is not feasible to overcome much of the redundancy, it is possible to encourage a wider mix of housing styles, design and layout in newly developing areas. This may involve such planning techniques as the increased use of attached units, more common open spaces, a wider variety of architectural styles, and the increased use of landscaping.

2. Commercial Issues

Data relating to projected demand for commercial development in Chino is contained within the economic study entitled General Plan Program: Economic Analysis. In the past, commercial land has not been treated in enough detail to provide adequate policy guidance to the City and commercial developers.

Besides the gross amount of commercially designated land, commercial uses should be designated by the type of use desired. For instance, sufficient land for a regional shopping center may be reserved exclusively for such a use, while other land can be reserved for neighborhood commercial only. Quality, design, height and parking policies also may be needed to guide developers while assuring adequate flexibility. In this manner the City can establish an overall commercial theme, while providing an adequate range of commercial facilities.

A second issue related to commercial development is the future of the Central Avenue commercial strip. This area will be treated in detail as part of the Central Avenue Specific Plan. A final set of issues associated with commercial development is the amount of land which should be designated for commercial uses. How much commercial development can be supported by Chino's present and future populations. What kind of commercial uses will be most in demand? Is there sufficient land currently available for commercial development? This subject is treated in the economic base analysis entitled General Plan Program: Economic Analysis.

Policies may also be required which reserve commercial land for commercial purposes only. The present zoning ordinance allows residential development in some commercially zoned (C-1, A-P) areas, which in turn reduces land available for commercial development, and hinders the overall implementation of the General Plan.

3. Industrial Development

At present, approximately 1,518 acres of land within Chino's city limits are zoned for industrial purposes (MR, M-1 and M-2 zones). Of this, only 17.3% (or 261 acres) is currently used for manufacturing purposes. Most of the balance is presently vacant or used for agriculture. Several issues may be identified in this regard.

- Industrial development appears to be scattered with much vacant land between developed sites. This phenomenon, can lead to added public service expenses, land use conflicts between agricultural

uses and urban uses, added energy costs, and the cutting up of large parcels most suitable for large employers into small parcels.

- Recent industrial development appears to be oriented towards multi-tenant industrial buildings used primarily by incubator industries (those which are just starting up) or by smaller job shops. While such establishments are necessary in a well balanced manufacturing area, an overabundance can lead to problems associated with low employment per acre, non-conforming commercial establishments, and high service costs. Other trends in regards to industrial development indicate that railroad dependent industry requiring large plants and lots are attracted to the Chino area by the presence of numerous railroad spurs and the City's central location.
- Present zoning and General Plan land use policies do not encourage the development of commercial and business enterprises oriented towards the provision of services to industrial employers and their employees. As the industrial area develops, the need for such services will become increasingly evident and important to the local economy.
- Present design standards do not encourage the integrated, well planned and well designed development of the industrial area. Such a lack of standards can lead to the inconsistent and patchwork development of a potentially important center of employment.

D. ENERGY AND RESOURCE CONSERVATION

The whole issue of energy, whether it is adequate supply of gasoline, skyrocketing costs, or utilization of the sun's energy, has, since 1973, become of paramount importance not only locally but to the nation as a whole. While the provision of adequate energy supplies, whether fossil fuels, nuclear power or solar energy is beyond the scope of any single City's General Plan, policies can be adopted which will encourage the conservation of energy. General issues

involved with energy conservation revolve around building design and siting, the provision of convenient bus or rail mass transit as an alternative to the automobile, the reduction of incidental automobile trips through the efficient arrangement of land uses, and consumer education programs.

Hand in hand with issues related to energy are other issues related to resource conservation. This particularly involves the conservation of water resources. Appropriate building design, landscaping, and utilities can reduce daily water consumption by a considerable amount -- up to 50% in some cases. For instance, a "low flush" toilet bowl uses three gallons of water rather than the more common five gallons while providing the same service, thus saving 20 to 40 gallons of water per day for the average family.

The Land Use Element can be most effective in addressing energy related issues through the following means:

1. Locating areas of commercial activity which provide for the daily shopping needs of the community within easy walking distance of most residences (usually no more than one mile).
2. Locating major concentrations of residences near to public transportation, and by encouraging the expanded provision of intra-city and inter-city public transit as a feasible alternative to the automobile.
3. Encouraging building design and siting patterns which use the sun's energy to its maximum extent serves to reduce any building's reliance on fossil fuels for heating and cooling.
4. Encouraging pedestrian circulation wherever, especially in the design of commercial areas.

E. ENVIRONMENTAL ISSUES

Most of the land use issues which result from factors connected with the natural and man-made environment are treated in the Open Space, Public Safety, Seismic Safety, Noise, and Conservation Elements of the San Bernardino County General Plan.¹ The most salient of these issues are summarized below as they directly relate to the Land Use Element. In general, though, the natural and man-made environment provide few constraints to development.

1. Air Quality and Climate

Air quality is possibly the single most critical environmental issue faced by Chino and the rest of Southern California today. While the reduction of air pollution is primarily a regional issue which must be addressed on a regional basis, local General Plans, and Land Use Elements in particular can serve to assist in reducing locally produced air pollution. Two prime means of achieving this end are a) encouraging to the maximum extent local employment, thus reducing often lengthy commute trips, and b) arranging land uses in such a manner as to reduce the number and length of trips to schools, shopping and the such. Other means of reducing air pollution levels associated with the private automobile are discussed in the Circulation Element. Air quality as such, therefore, does not provide a direct constraint to local urban development whether it be residential, commercial or industrial in nature. Rather, land use constraints associated with air pollution relate primarily to the distribution and location of such uses on both the local and regional scales.

Climate is also closely associated with issues relating to air quality as well as those relating to energy conservation and personal comfort. As is well known, the Southern California region is subject to extreme temperature inversions which tend to capture air pollutants near the surface. Chino's climate can be described as "Mediterranean" with hot,

¹These Elements have been adopted by the City and are included in the Chino General Plan by reference.

dry summers and warm, mild winters. Almost all local precipitation occurs during the "rainy" months of October through April, with January and February normally being the wettest months. Winter temperatures average between a maximum 61° to 65° F., and a minimum of 37° to 41° F. Only on rare occasions does the minimum temperature drop below the freezing point. Summer temperatures range from an average maximum of 73° to 88° F. to an average minimum of 57° to 61° F. Extended periods with temperatures ranging up to over 100°F. are, however, not uncommon during the late summer.

Since sea breezes do not serve the same significant natural cooling function as they do along the coast, cooling must be achieved through other means, such as landscaping, building design, layout, and air conditioning. An over-reliance upon air conditioning does, however, have implications in regards to increased energy usage. Specific design and development policies should keep these needs in mind.

2. Flooding

Of great concern to many communities is the potential for flooding. National policy, through the Flood Insurance Act, prohibits most development within 100-year flood plains, or that area which would be flooded during a storm which has a 1% chance of happening. Chino, however, does not have such a potential flooding hazard problems within its corporate boundaries, and only a small part of its Sphere of Influence is so influenced. Flood hazards due to streams overflowing their banks only appears to be a hazard along Central Avenue south of the California Institution for Men.

Occasional local flooding due to localized runoff does occur throughout the community during heavy periods of rain. This is due primarily to the street system incompleteness of the City-wide storm drain system. Such local problems can be overcome through the continued provision of storm drain facilities and the adequate design of local, collector and arterial streets. Due to the area's flatness, runoff from storms is slow, and some local street flooding will continue to be a problem into the future.

CITY OF CHINO GENERAL PLAN PROGRAM

ENVIRONMENTAL CONSTRAINTS*

-  **POTENTIAL HIGH NOISE EXPOSURE**
-  **POTENTIAL FLOOD HAZARD**
-  **POTENTIAL HIGH SEISMIC RISK**

MAP II-1

*THE AREAS REPRESENTED ON THIS MAP ARE GENERALIZED FROM THE NOISE ELEMENT AND THE SEISMIC SAFETY AND PUBLIC SAFETY ELEMENTS OF THE SAN BERNARDINO COUNTY GENERAL PLAN. FOR PRECISE DETAIL THESE DOCUMENTS SHOULD BE REFERRED TO.



Major flood control facilities in the planning area include the Cypress Channel generally running along the eastern edge of the City, and the San Antonio Channel which runs along the western and southern edge of the City.

3. Topography and Geology

The topography and geology of the Chino area can best be described as relatively flat with a gentle overall slope of approximately 2%, generally to the south. Chino's basic soil type can be described as young alluvial deposits with good drainage and agricultural characteristics. In terms of suitability for urban development, the topographic and geological characteristics of the planning area make it well suited for most urban and agricultural purposes.

Potential seismic activity could have an impact in the planning area, especially in areas of high groundwater and adjacent to faults. Of greatest importance in this regard is the location of critical facilities such as schools, hospitals, assembly halls or large gathering places away from fault lines. Areas of potential liquefaction during earthquakes due to high groundwater tables commonly call for specialized mitigation measures. Generally, lighter, more flexible structures should only be allowed in such areas.

The Seismic Safety Element of the San Bernardino County General Plan identifies in detail several areas of potential geologic risk in and around Chino. The Element also contains specialized policies for avoiding undue risk due to such conditions.

4. Flora and Fauna

The biological environment within the planning area is predominantly modified from its aboriginal state, due to intensive agricultural uses

followed by increasing urbanization. The only exception to this exists along the Chino Creek especially near Central Avenue. In this area, a small but diverse aquatic plant and animal community remains in a near natural state. Long term disruption of flow along the Chino Creek will effectively eliminate the community. No evidence of rare or endangered plant or animal species have been found within the Chino Sphere of Influence.

5. Noise

Noise has been, and will probably continue to be, a pervasive problem in the urban environment. Major sources of noise within Chino include traffic on the Pomona Freeway and major arterial streets, and on an intermittent basis from train traffic along the railroad spurs. As such, the noise environment has significant implications for land use planning, especially in relation to the location of residential development, schools, churches and similar places of public assembly. While a high noise environment does not preclude development, measures to provide adequate sound proofing are usually necessary close to sources of high noise levels.

As development of the City's large tracts of industrial land continues, noise caused by manufacturing operations may become an issue relating to land use patterns. In such cases, however, noise can be mitigated by locating manufacturing activities which may produce high noise levels, or other irritants for that matter, well away from population concentrations, and by requiring that sound levels above 65 dBA be confined to the immediate vicinity of operations.

Several broad means of resolving noise related issues are available, and have been used with some success. Design related means include walls, insulation, building orientation, and site planning. A second means is avoiding concentrations of population near major noise sources such as freeways where possible.

6. Hazardous Waste Management

Hazardous waste management has become a major environmental concern during the past several years. The need for better hazardous waste management has gained statewide recognition due to the media attention on improper disposal practices. Unfortunately, hazardous chemicals contribute to the manufacturing of many consumer products such as televisions, automobiles, medicines and computers. In addition, these chemicals add to the convenience of consumer services such as, dry cleaners and automotive repair.

Although these goods and services contribute to society's quality of life, they also generate hazardous waste. One way to reduce the amount of hazardous waste being generated would be to reduce our dependence on hazardous materials. However, it must be recognized that there are presently no substitutes for many hazardous materials and, until society/technology can create alternatives, hazardous waste will continue to be generated and disposed. Consequently, a comprehensive plan is necessary to identify and promote programs that reduce hazardous waste and provide for the safe management of these wastes.

The idea for developing a comprehensive hazardous waste management plan came from a statewide advisory committee and a Governors Task Force on Toxics, Waste and Technology. As a result of their efforts, AB 2948 (the Tanner Bill) was adopted. AB 2948 provided funding and guidance, at the County level, to develop a hazardous waste management plan that addressed all areas of this issue. On June 15, 1990, San Bernardino County, received State approval for their County Hazardous Waste Management Plan (CHWMP). The City of Chino played an important role during the preparation of the CHWMP by providing comments on the plans content.

According to Health and Safety Code Section 25135.7(c), the City of Chino must address the hazardous waste issue at a local level and

has opted to meet this requirement by discussing Hazardous Waste Management in the City's General Plan and Zoning Ordinance.

CHAPTER III: THE LAND USE PLAN --- POLICIES

This chapter and the following two chapters, comprise the Land Use Plan of the General Plan. It is the intent of this chapter to set forth those general and specific policies which will serve to guide land use in the City of Chino over the next decade. These policies, however, cannot stand alone. Rather, they must be applied and implemented in conjunction with the other elements of the General Plan. The land use policies, in turn, generally serve to implement and support policies contained in other elements.

The Land Use policies are divided into seven topical areas. In turn, each topical area is divided into introductory comments, general policy statements, and precise policy statements.

A. GROWTH AND IDENTITY

Growth and identity are two major policy areas which transcend specific topical areas. They relate to the community as a whole, to the rate at which it wishes to grow, its ultimate size, and the image it wishes to create for itself.

General Policy

The City of Chino has set no maximum population limits.

Growth shall be in a phased and orderly manner consistent with the availability of adequate public and private services, utilities and public facilities (Rev. 11-8-88 Measure M).

1. A continuous pattern of urban development shall be encouraged as opposed to a pattern of scattered development.
2. In order to avoid expensive extensions of public utilities, development will only be allowed adjacent to existing development unless the means of financing the added public improvements and their maintenance can be found.

3. All urban development shall be designed to be fiscally efficient. This includes, but is not limited to, an efficient internal circulation system with a minimum of public roadway per unit or building, the use of landscaping materials which require only minimum maintenance, and the general use of high quality materials which will tend to reduce long term maintenance costs.
4. The City shall work closely with developers and other interested parties to develop means by which needed capital facilities can be provided on a long term basis at little or no capital cost to the City. This could include the use of special assessment districts, developer reimbursement techniques, private-public joint ventures, tax increment financing (redevelopment), and the such.
5. The City shall annually adopt a five year capital improvements plan as provided for by State law. Such a Plan shall also include plans for the expansion of non-capital services such as police and fire protection, parks and recreation services, school services including bus service, public transportation, and any other service which from time to time may need expansion. Those services which are not directly provided by the City of Chino should be included in the Plan in order to achieve coordination.
6. No public service may be extended, or capital improvements made which are not included in the five year capital improvements plan if the expenditure of public funds is involved. If services are extended in such a manner as to not be consistent with the five year capital improvements plan, then those services shall be financed with the use of private funding sources, or by means or monies which the City of Chino could otherwise not expect and which do not have an effect on future budgets.
7. The distribution of land uses within the General Plan shall be such as to achieve an economical community which will not require added public expenditures per household, per commercial establishment, or per employee to finance new development or to upgrade existing development.

- The land use plan as a whole shall be analyzed periodically to ensure that the original balance is always maintained on a community wide basis.
 - Every proposed General Plan amendment shall be evaluated in light of its service costs as opposed to expected direct and indirect public revenues. Development projects shall only be approved if service costs do not exceed potential revenues unless other public policy is furthered and it can be demonstrated that adequate offsetting revenues can be provided from other sources.
8. The City shall explore alternative financing techniques which are not subject to the provisions of recent tax legislation such as Proposition 13 and Proposition 4.
 9. Any annexations to the City, or to any other public agency over which Chino has policy control shall be evaluated in light of its impact upon local public finances.
 10. Development should not exceed the capacity of the public and private utilities and services to provide services at a minimum level of safety, adequacy and efficiency.
 - The total rate of development in the planning area shall not exceed the capacities of both public and private utilities or services to the point where safety and adequate service levels are endangered.
 - Ideally, new urban development should not result in the reduction of service levels (including sewerage, water, fire, police, parks and schools) to other residents of the community.

General Policy

The City of Chino shall develop a community image which portrays it as a diverse, yet, well maintained and pleasant suburban environment in which to live and do business. The City's rural agricultural heritage should also be maintained and fostered.

1. This image should be respected and carried through in all developments. High-rise development should be encouraged in areas of intense activity in order to provide vertical relief and convenient landmarks.
2. Mature trees, tree masses and tree rows of significant aesthetics or historic quality should be preserved when and wherever possible consistent with public safety.
 - Public and private projects should be planned in such a manner that significant trees will not be destroyed when preservation is economically realistic and consistent with sound planning and horticultural practices.
 - Provisions should be made to protect the City's most significant landmark trees, tree masses, and tree rows on a permanent basis. To this end, a tree preservation ordinance should be adopted which will protect mature trees on an ongoing basis.
3. The City shall encourage outstanding design at major entrance points to the City, including around Phillips Avenue and Central Avenue, at the Central Avenue freeway off-ramp, at Central Avenue and State Route 71, at Edison Avenue and State Route 71, at Chino Hills Parkway and State Route 71, at Central Avenue and Chino Hills Parkway, at Eucalyptus Avenue and Euclid Avenue, at Schaefer Avenue and Euclid Avenue, and at Riverside Drive and Euclid Avenue.

B. RESIDENTIAL LAND USES

Residential land uses comprise the largest portion of the City's existing and future land use pattern. As such, their quality affects strongly how Chino is perceived by its residents, and the quality of their lives. Patterns of residential land usage, the mix of dwelling unit types, access, traffic and neighborhood identity are all important to the quality of the residential environment.

To insure the quality of the residential environment and the quality of life in the City of Chino, the People of the City of Chino hereby declare their intent to establish maximum densities for residential lands and to prevent the increase of land designated for residential uses within the City of Chino (Rev. 11-8-88; Measure M).

General Policy

Each new development should have, to the maximum extent, its own distinct character and identity. Adopted land use patterns should also serve to protect and enhance the character of existing neighborhoods.

1. Residential developments shall be designed to complement the character of adjacent development. Developments which are out of character should not be permitted unless the area in question is transitional to the proposed use.
 - Similar, but not identical, designs should be used.
 - The building mass should be consistent with adjacent uses.
 - Building materials should be similar to or complementary with those used throughout the neighborhood.
 - If a strong design theme has been established in a particular neighborhood, new development should repeat or complement such a design theme.
 - Building mass should respect lot size and building separation. For instance, very large homes located on small, narrow lots, appear massive and tend to lose a suburban character.
2. Standards for common and private open space, landscaping and recreational facilities providing a high level of amenities shall be developed for all residential uses.
 - Recreational facilities shall be provided based on the number of units in the residential development.
 - A variety of active recreational facilities for young families and adults shall be provided in all multiple family residential developments.
 - The design and location of recreational amenities should be easily accessible to the tenants served without impacting adjoining properties.

3. New residential development shall be designed to limit through access to non-local traffic in order to maintain neighborhood cohesiveness, and encourage the more appropriate use of arterial streets. Multiple family residential developments shall provide a continuous on-site loop driveway pattern permitting vehicles to enter and exit in a forward motion.

General Policy

The City's overall land use pattern shall stress higher density development in the Central portion of the City and along Euclid Avenue, and lower density development in the outlying areas.

1. Higher density residential development shall be located conveniently to major circulation and transportation corridors such as arterial streets. Densities shall, in general, decrease as the distance from major arterials increases.
2. Higher density projects shall be kept to a small scale (number of units, heights, etc.) and shall, in general, reflect design characteristics of single family homes.
 - Multiple family units should be developed in clusters with wide green spaces between clusters.
 - Profiles should be low, with one and two story buildings predominating. Three story buildings should be set well back from streets in order to maintain a low profile suburban scale.
 - Multiple family units should reflect a suburban rather than urban design. The use of materials and design themes found in single-family residential areas should be repeated in multiple family developments.
 - Single story structures should be used on the periphery of new developments which are adjacent to existing single story structures.
 - When higher intensity developments adjoin single family residential areas an appropriate transition of density and building mass shall be provided. Increased building setbacks, open space areas, dense landscaping, etc., shall be provided to avoid potential land use conflicts.
 - In cases where suburban development is adjacent to rural development which is oriented to horsekeeping, new development should have deep lots in the periphery, or buildings should be set well back from the common property line.

3. The permitted number of units for a project site will be calculated based on the adjusted gross area of a lot. The adjusted gross area of a lot excludes all land within the ultimate right-of-way for primary, secondary and collector streets as listed in the Chino Circulation Element. The number of units permitted is determined by multiplying the residential density factor (e.g., in the RD8 zone the residential density factor is 8 units per acre) times the adjusted gross area of a lot.
4. The density factor of all residential districts is an optimum value and is not guaranteed. The approved density for a project site may be less depending on a range of site specific factors such as building type, unit size, physical features of the project site, lot dimensions, surrounding land uses, etc.
5. Lower density development on lots of greater than one-half acre in size shall reflect a rural character.
 - Wide lots shall be employed to ensure adequate building separation.
 - Streets shall be narrower than normal with rolled curbs, no sidewalks, but adequate horse trails.
 - Setbacks should be deeper than commonly found elsewhere.
 - Horsekeeping may be permitted, but only consistent with adequate public health precautions.
 - Landscaping should lack the intensity and formality found in denser, suburban type development.

General Policy

The design and location of all residential neighborhoods shall be such as to avoid adverse environmental impacts upon the neighborhood and vice versa.

1. There shall be no development within areas identified as being subject to inundation during a 100-year flood unless adequate mitigation can be provided. Such mitigation shall not serve to exacerbate potential flooding elsewhere.
2. The City shall, to the maximum extent ensure that a reasonably quiet living environment be provided for every household. The emphasis in the reduction of noise shall be directed towards control of new or future undesirable noises at their source, and towards the abatement or buffering of existing detrimental noises.

- A Municipal Noise Ordinance should be adopted.
- Residential development adjacent to freeways or major arterial roads shall be designed to achieve a maximum outdoor living area noise level which exceeds 60 dBA only ten percent of the time, and a maximum interior noise level which exceeds 45 dBA only ten percent of the time, between the hours of 10 P.M. and 7 A.M.

- Means of reducing noise may include the following:

- Control of noise at its source including noise barriers and other muffling devices.

- The provision of buffer areas and/or wide setbacks between the noise source and residential development.

- The reduction of densities, where practical, adjacent to the freeway.

- The use of sound insulation, blank walls, double paned windows, and other design or architectural techniques to reduce interior noise.

3. New residential development shall be adequately buffered from existing which may provide an environmental hazard or nuisance, or which may at some future date cause a land use conflict.

- Adequate screening and buffering shall be achieved between properties devoted to horsekeeping and residential development not designed for horsekeeping.

- Buffering should respect the ultimate permissible expansion of the use being buffered, rather than the present extent of the use. (Uses such as veterinary hospitals are present in some predominantly residential areas of the City and may expand under the Special Conditional Use Permit process. This possibility should be accounted for in buffering.

- Appropriate buffering may include, but not be limited to walls, setbacks, building orientation, or landscaping.

General Policy

The design of the residential environment shall be such as to give the appearance of a suburban density and scale, except in rural areas, where the scale shall be rural in nature.

1. Projects shall be designed so that there is an harmonious relationship with adjacent uses.
 - The pattern and design of existing neighborhoods shall be respected unless in an area of transition, in which case new development shall be designed to create a viable and high quality new living environment.
 - Residential development should be integrated with the existing adjacent neighborhood unless project size or natural boundaries dictate otherwise.
 - Especially large projects in those areas which are newly developing to the east of the Cypress Channel shall be designed to create one or more separate and strong neighborhood identities.
 - Residential structures should be compatible with neighboring structure both within and without the development in terms of scale, color, materials and style. In the older areas of the City which are likely to undergo some lot-by-lot redevelopment the same rules should apply.

2. Smaller projects often appear to have lower densities than larger projects at the same density. Large residential projects should take advantage of this effect by grouping buildings into distinct smaller neighborhoods or clusters so that the image of small scale can be achieved.
3. Monotonous and repetitious designs shall be avoided in residential projects.
 - Uniform, repetitious building styles and large unbroken landscaped expanses of wall should be avoided.
 - A balanced and coordinated variety in building height, materials, colors and setbacks shall be encouraged.
4. Residential projects at every scale and density shall be designed with an eye towards safety without giving the appearance of a fortress or a sea of concrete.
 - Entryways should be visible from other closeby units to encourage neighborhood surveillance.
 - Where possible, units should face onto open space areas, rather than being backed up to them. Not only does this create a pleasing environment, but it encourages informal surveillance.

- Street numbers or directory maps in larger projects or multiple family developments shall be visible from curbside for the convenience of fire, police, and guests.
- There should be two vehicular access points for any residential development wherever feasible and consistent with good design and land planning practices.

5. Residential developments of a large scale should include and provide for a number of amenities such as adequate storage areas, visible private outdoor areas, indoor and outdoor common areas, landscaped areas, and park and recreation areas as appropriate to the needs of the residents and the type of units.

- Provisions shall be made for the offstreet storage of recreational vehicles such as direct access to rear yards or common storage areas. For instance, a significant number of single family units in each development should have at least one twelve foot wide sideyard to permit recreational vehicle access.
- Open space for passive, private use shall be provided in all residential developments. In lower density and rural developments these generally are yards or patios, in higher density developments, these are generally patios or balconies.
- Interior greenbelts and trails separated from vehicular traffic and appropriate to the intended style of living of the intended residents shall be encouraged.
- Recreation space, appropriate to the type of development, landscaping (including the preservation of large mature trees) and open space should be provided to insure a pleasing and open landscaped vista to residents and passersby.

- The provision of lakes, ponds and pools in larger developments should be encouraged and their visual impact should be increased by creating open space around their edges and by providing well defined access to such areas.

C. COMMERCIAL LAND USES

Commercial land uses are some of the most critical to the City because they generate revenue not only through property taxes, but through business licenses and sales taxes. Commercial areas are also often the most visible land uses within a community since they tend to gather around major transportation corridors.

General Policy

Commercial development shall be located centrally to the community, with outlying commercial areas providing either specialized services, or services limited in scope to serving local residents.

1. Shopping areas which serve a community-wide function shall be located close to or along Central Avenue. Shopping centers which serve the daily shopping needs of an immediate neighborhood shall be located away from Central Avenue, but they should be no closer to each other than one mile. Other commercial areas serve a specialized clientele, or have unique space needs which make them inappropriate uses in such areas as Central Avenue north of Chino Avenue. In such cases, these uses may be located either near their customers, or clustered together in specially reserved areas.
 - A regional shopping center or mall which serves the whole west valley area should be located along the Pomona Freeway near Central Avenue.
 - General, or community serving shopping centers should be located, to the maximum extent feasible, along Central Avenue. Where

- Neighborhood serving centers shall be located away from Central Avenue, and scattered at approximately one mile intervals throughout the northern and far southern portion of the City. Such centers should be limited in size and scope to serve primarily only the local neighborhood.
 - Specialized commercial uses which either have very large land needs (e.g., lumberyards, nurseries, furniture warehouses, automobile centers, parks and the such), or which serve a specialized clientele such as the industrial community, should be located away from the predominantly retail commercial areas along Central Avenue and Riverside Drive, but near their clientele.
 - Uses predominantly office in nature shall be located near the Civic Center and the hospital.
2. The focus of any new commercial development and/or redevelopment shall be on providing shopping centers. Strip commercial development shall not be encouraged. The trend in commercial development over the last decade has been towards centers for shopping rather than disjointed commercial strips. Customers generally prefer the one-stop convenience and ease of comparison shopping. This is often reflected in the higher sales per square foot commonly found in shopping centers as compared to similar businesses in commercial strips. This is because associated businesses located in the same cluster, or center, generate customers for each other, and can share the parking and high level amenities which each along could not afford.

Where deemed appropriate, commercial areas within a planned development or specific plan area may limit the type of commercial uses permitted in order to take advantage of the positive effects which can occur when certain similar uses cluster together (e.g., new automobile sales).

3. The consolidation and upgrading of existing, but deteriorating shopping centers shall be encouraged, abetted and, if absolutely necessary, financially aided by the City. This is especially the case at the intersection of Walnut Avenue and Central Avenue.

General Policy

All commercial development shall be of the highest aesthetic and functional quality. Detailed design criteria and standards shall be established in order to achieve this purpose and provide developers with suitable guidance. Such criteria shall at a minimum address building height, architectural design, landscaping, bulk, parking design and pedestrian circulation.

1. The City shall prepare design guidelines for commercial development which will set minimum design, layout and architectural standards. Such could be in the format of a handbook rather than an ordinance to allow flexibility and innovation.
2. In commercial developments, safe, enjoyable browsing by customers should be encouraged by coordinated and attractive signs, walkways, patios, display windows, and malls devoted exclusively to pedestrian usage.
3. The size and design of signs, walkways and parking areas should be low profile in nature, thus reflecting and enhancing the suburban environment. The use of garish colors, facades or lighting shall be avoided. Each shopping center, while being integrated with the whole of its environment, should establish its own consistent style and theme. Such a theme should be carried through in all buildings located in the center.
4. Centers shall be designed for the uses for which they are intended, and business which is not appropriate to a particular center should not be encouraged to locate there.
5. Parking areas shall be designed to separate vehicles and pedestrians wherever possible, and to ensure adequate visibility when the two must cross.
6. Parking areas shall be well landscaped with shade providing trees at the ends of parking rows, at entryways, and interspersed throughout the parking area.

7. Entryways to shopping areas shall be clearly marked and unambiguous in nature. To the maximum extent feasible, curb cuts along arterial roads serving commercial land uses shall be kept to a minimum. In shopping centers which may be under separate ownerships, or where several small shopping centers can feasibly share parking facilities, reciprocal access agreements shall be required.
8. Shopping centers shall be designed in modules or nodes as much as possible. The appearance of unbroken and unrelieved expanses of asphalt shall be avoided at all times. The use of outrider or satellite buildings when the main building is set well back from the street shall be encouraged.

General Policy

The City shall regulate signs in a manner which will emphasize safety, help improve and protect the appearance of buildings as well as the City as a whole, foster legible sign graphics, and promote the public's awareness of the business community while respecting the City's low-keyed suburban character.

1. Signs should be restrained in character and no larger than necessary for adequate identification.
2. Information bits should be limited and design and colors should be chosen to ensure legibility to passing traffic.
3. Within reason, a sign should relate in message, location and character to the business conducted and product offered at the site.
4. Signs should relate in character, material, size, shape, height, placement, and color to the sites and buildings which they identify.
5. Planned shopping centers should be identified with a single identification sign, and on-site directory signs should be avoided.

D. INDUSTRIAL LAND USES

The land designated for industrial development by the 1969 General Plan and this Land Use Element is extensive although most is currently undeveloped. This offers Chino two significant opportunities over the near and long term future. The first is the opportunity of becoming a major regional center of industrial employment. The second is the opportunity of creating an industrial area which provides employment in a pleasant, well designed and appealing environment. The full realization of both these opportunities requires a strong and pro-active set of development policies. The City, in cooperation with the landowners, developers, employers and trade associations of the private sector, must act strongly and consistently over a long period of time in order to realize these opportunities. This, in turn, requires a strong set of industrial development policies which can be applied over the long range.

General Policy

The City shall designate sufficient land to provide a full range of manufacturing employment and needed support services. Land for manufacturing support services as well as quasi-industrial uses shall be located in close proximity to manufacturing employment centers, but in separate districts.

1. A general manufacturing district shall be established which allows for the full range of industrial employment, especially in large, single user operations which can be classified as heavy by nature.

--As a rule, General industrial areas shall be serviced by rail, or have free access to rail service.

--General Industrial land uses shall not be located adjacent to existing or proposed residential areas, unless such residential areas are to be reused for another industrial or a commercial at some future point, and are so designated on the Land Use Map.

--General Industrial land uses shall not be located adjacent to commercial land uses which are oriented primarily towards trade with resident households.

--The General Manufacturing district shall be oriented primarily towards single purpose manufacturing or related employers with relatively large space requirements. Small, multi-purpose, or multi-tenant industrial developments should not be encouraged in this area. To this end, industrial lots with direct rail access shall be no smaller than two acres.

2. A Light Manufacturing District shall be established which will provide for manufacturing which can be considered light in nature by reason of the size, activity and performance of uses located therein. It can be expected that such uses will be predominantly devoted to the conversion of materials into final products, rather than the conversion of raw materials.

--Light industrial areas need not be located directly adjacent to railroads.

--~~Light industrial areas~~ shall be an appropriate buffer between retail oriented commercial uses or residential uses and General Industrial uses so long as adequate setbacks and screening are provided.

--No outdoor manufacturing operations shall be permitted in the Light Industrial district, and any outdoor storage of materials shall be subject to adequate screening at all times.

--Multi-tenant manufacturing complexes may be permitted, but their development shall be most strongly encouraged in other manufacturing districts.

--While a multiplicity of final lot sizes shall be permitted, no single development plan shall encompass an area of less than one-half acre in size.

3. A Manufacturing-Research District shall be established which allows for manufacturing oriented towards a mix of light industrial firms dominated primarily by high-technology, corporate offices, research, and finished product manufacturing.

- The Manufacturing-Research district shall have direct access to the Pomona Freeway, and shall tend to be a part of the larger Pomona industrial complex.

- No outdoor manufacturing, storage or warehousing may be permitted.

- In general, uses in the Manufacturing Research district shall be primarily single purpose users, or a single employer on a single lot.

- No development may be on a lot of less than 1/2 acre, although small, multi-tenant uses may be permitted if they directly relate to the purpose and intent of the district.

4. An Industrial-Park district shall be established which provides for the full range of industrial employment with a focus of well designed planned industrial development in a park-like setting.

- A full range of industrial uses shall be permitted subject to the finding that any proposed use meets performance criteria common to light industrial uses, and compatibility can be established with neighboring uses.

- All manufacturing operations shall be conducted indoors, and no storage or warehousing of materials may be permitted outdoors.

- No single development may be on an area smaller than five acres in size, although a multiplicity of industrial lot sizes may be permitted.

- Multi-tenant industrial buildings may be permitted, although a variety of building types and sizes is strongly encouraged..
 - At a minimum, all development within the Industrial Park district shall display a well landscaped and designed suburban park like atmosphere. An architectural and landscaping theme shall be established for each park.
 - All development within the Industrial Park district shall be subject to planned development regulations which consider not only details of parking, storage, setback, use and lot coverage, but also considers design, architecture, landscaping, fencing and internal circulation.
 - It is intended that for each park, detailed performance and design controls will be adopted which set forth particulars regarding internal circulation, lot size, building size and design, appearance, land coverage, parking and loading facilities, and performance standards.
5. A Business Park district shall be established to predominantly provide for business, commercial and professional services which primarily trade with manufacturing employers or their employees.
- Such a district shall be located in close proximity to the major industrial area, and be of a scale to provide a full range of services. The Business Park district shall also be located along the major east-west arterial which services the industrial district close to a freeway interchange in order to encourage the use of the street and interchange (Edison Avenue) by industrial traffic.
 - All operations shall be conducted indoors under all circumstances, and outdoor storage should be prohibited.

- Limited manufacturing uses may be permitted if they are found to be consistent with the general intent of the Business Park, are small in scale, and provide needed support or sub-contracting services to firms located in other industrial districts.
 - No single development shall be permitted on a site smaller than five acres, although a multiplicity of industrial lot sizes may be permitted.
 - It is expected that most development will be located in centers with a wide mix of users and individual establishments.
 - At a minimum, all development within the Business Park designation shall display a well designed, and landscaped suburban park like atmosphere. An architectural and landscaping theme shall be developed for each park.
 - All development within the Business Park district shall be subject to planned development regulations which consider not only details of setback, building location, building size, circulation and parking, but also consider design, architecture, landscaping, uses and fencing.
 - For each park, detailed performance and design controls will be adopted which set forth particulars regarding use, design, architecture, landscaping, parking, signing and circulation.
6. Service Commercial districts shall be designated which provide for both employment serving and residential serving commercial and semi-industrial land uses.
- Such a district shall be predominated by business establishments which would not be appropriately located in other retail commercial or industrial areas due to their nature of operation, storage requirements, space requirements or compatibility needs.

- Such a use shall be located along or in close proximity to major arterial roads, and may serve to transition between residentially oriented commercial land uses and predominantly manufacturing oriented uses.
- Outdoor storage of materials or equipment shall be screened from the view of residential areas and/or adjoining roadways. All storage shall be behind the front setback of the central structure(s).
- The location of an automobile dealership center shall be encouraged and promoted in the Service Commercial area intended for location adjacent to State Route 71.
- A mixture of single user and multi-tenant buildings shall be encouraged, with the minimum development size being one-half acre.
- At a minimum, all developments in the Service Commercial district shall be well designed and landscaped, especially along streets and highways.
- All developments within the Service Commercial district shall be subject to site plan and design review with particular emphasis on appropriateness of intended uses, building location, building size, building design, landscaping, parking, internal circulation and storage.

General Policy

All industrial development shall be well designed of quality construction, and should reflect the general suburban nature of the community. By and large, a park-like atmosphere shall predominate which presents an attractive and inviting atmosphere to employees, visitors, present employers and prospective employers.

1. Adequate landscaping shall be provided in all residential areas, with a focus on landscaping in the areas designated as Industrial Park and Business Park.
 - Required setbacks should be landscaped including trees planted along the street frontage.
 - Parking in front setbacks shall be hidden, buffered or screened using such techniques as berming, low landscaped walls, trees, shrubs, or other appropriate devices.
 - Landscaping shall be composed of a palette which is easily maintained and drought resistant.
 - A preliminary landscape plan shall be filed at the time of application for a development permit which indicates the general type of plant material, location of trees, and the extent of landscaping.
2. Buildings shall be well designed, shall respect the suburban image of the community and shall be designed with an awareness of existing neighboring buildings.
 - Appropriate architectural relief will be encouraged, with large expanses of blank, unrelieved walls being avoided, especially where fronting on a major street.
 - Metal buildings, because of their unique impact upon the industrial area's aesthetics and property values, may be permitted only within the M1 and M2 zones upon approval by the Planning Commission of a conditional use permit.
 - Building materials shall be appropriate for the intended use.
 - For rail served properties only, loading activities may front a local or collector street or a secondary arterial street within an adopted specific plan area if adequate screening is provided.
 - Building elevations must be approved as part of any development permit.

3. Where practical and technically feasible, all utilities shall be undergrounded including existing utility lines. Where undergrounding is infeasible, landscape buffering and screening of the above ground utilities should be accomplished.
4. Curb cuts on all streets shall be kept to a minimum through the use of reciprocal access agreements, appropriate site planning and other techniques.
5. Large industrial complexes and/or industrial developments within a specific plan area shall provide amenities within the project area (such as public art, childcare, open space, and a coordinated effort to improve the effectiveness of various transportation demand management measures). These additional amenities will create a more coordinated project image and will assist in attracting upscale industries who want to locate within the City and be good corporate citizens for the City, their neighbors, and their employees.

General Policy

It is critical that the City acting in liaison with other private, public and quasi-public groups actively recruit a broad range of new industrial employment to locate in Chino. The City shall establish such a recruitment program in order to develop and expand the current employment base.

1. Preference in recruitment should be given to industries which require employees possessing similar occupational skills as possessed by local residents.
2. The City shall also give priority to recruiting businesses which employ a large number of persons per acre (20-30) in order to yield the maximum number of jobs per acre.
3. A recruitment program should be oriented both to commercial and industrial employment and should include at least the following:
 - A sustained research effort to keep abreast of the City's overall economic health and competitiveness.
 - Close cooperation between all groups interested in recruiting additional commercial and industrial employment including the Chamber of Commerce, trade associations and the such.
 - The establishment of a quasi-autonomous economic development corporation which can work in close cooperation with the City and the Redevelopment Agency.

--A program to educate and gain the support and involvement of employers in developing Chino's employment base. This may include offering seminars, developing a marketing package, and advertising in trade journals.

E. MAXIMUM RESIDENTIAL DENSITIES

1. Notwithstanding any other provision of the General Plan, the maximum density of any land designated for a residential use within the City of Chino shall not exceed the density for such land established by the Zoning Map and the Zoning Ordinance of the City of Chino or any development agreements in effect on November 8, 1988, except for Senior Housing Projects. However, the City Council of the City of Chino may reduce the density of any land designated for a residential use (Rev. 11-8-88; Measure M).
2. Notwithstanding any other provision of the General Plan, any land designated for a non-residential use within the City of Chino shall not be converted to a residential use, except for school sites designated in the General Plan or a specific plan and development agreements approved by the Chino City Council prior to November 8, 1988. However, the City Council of the City of Chino may convert any land designated for a residential use to any other non-residential use and may also change uses among lands designated for non-residential uses (Rev. 11-8-88; Measure M).

F. INTERGOVERNMENTAL COORDINATION

Chino does not exist alone, rather it is part of the larger community of West Valley cities and unincorporated areas. As such, the planning efforts of each of the cities and the County impact one another and must be carefully coordinated. This is also the case with State and Federal agencies. Their decisions, while not under the direct control of the City, can significantly influence the nature, rate and quality of the area's future growth. Possibly the best example of this relationship to date is the impact of the completion of the Pomona Freeway upon the City. With the freeway came the City's recent rapid growth; without it, urban growth would probably have been much slower.

Of great importance over the next decade will be intergovernmental coordination issues associated with the development of Chino Hills, the extent of Chino's Sphere of Influence, the conversion of State Route 71 into a freeway, the expansion of the Prado Dam, and continuing close cooperation with adjoining cities.

General Policy

Through its cooperation with the San Bernardino West Valley Planning effort, the Local Agency Formation Commission, the Chino Hills General Plan Committee, the Southern California Association of Governments, the San Bernardino Association of Governments, as well as other publicly sponsored and privately sponsored planning oriented groups, the City shall insure that while its interests are furthered, its plans will be closely coordinated with and supportive of those of neighboring jurisdictions.

1. Prior to amending the General Plan or adopting new sections of the General Plan, the City should refer the amendment to affected neighboring jurisdictions for comments if the proposed changes could affect the plans of the neighboring jurisdictions.
2. The City shall continue, and if necessary, expand, its participation in groups which provide a means of expanding the end of effective intergovernmental coordination. Where conflicts arise, the City shall make every effort to resolve such conflicts as expeditiously as possible.
3. The City shall continue to support and underwrite such regional planning efforts as the Air Quality Management Plan, the Regional and Sub-regional Land Use Plan, and the Air Quality Maintenance Plan, especially where they are consistent with the policies of the City.

General Policy

The City shall work closely with the Local Agency Formation Commission in expanding, updating and implementing the Sphere of Influence Plan. At present, the City's Sphere of Influence is very closely drawn around the present City limits. While the jurisdictional boundaries of Ontario and Montclair in the north, and the Los Angeles County line in the west, provide clearly understood limits, the Sphere of Influence lines to the south and east should be expanded to more closely approximate the City's natural Sphere of Influence.

1. At a minimum, the Sphere of Influence line for Chino should fall along State Route 71 north of the West Valley Regional Sanitation Plant, and along Euclid Avenue south to Kimball Avenue.
2. The City shall support the stand that urbanized land should, to the maximum feasible extent, fall within corporate limits.
3. The City shall propose a Sphere of Interest concept. While this concept has no official mandate, it can be defined as an area over which a city feels it has a significant interest because any future land use decisions in the Sphere of Interest may affect the City. While a city should not set land use policy in the Sphere of Interest, it generally makes its preferences known through general policy statements. Annexation and/or service provisions are not implied by the Sphere of Interest concept. In Chino's case, Sphere of Interest shall, at a minimum, include the Chino Hills, the Chino Agricultural Preserve, and the area to the west and southwest of the City between State Route 91 and Central Avenue which is currently not in any designated Sphere of Influence.

4. The City shall make its preference regarding development outside its Sphere of Influence but within its identified Sphere of Interest. As a general rule, lands currently in agricultural production should remain in agricultural production for the foreseeable future. Development in the Chino Hills should respect the natural beauty and features of the hills, shall generally serve to aid in implementing the policies of this General Plan, and shall not cause adverse environmental, social, economic or fiscal impacts within the City.

General Policy

Agricultural land within Chino and its Sphere of Influence shall be converted into urban uses in a gradual, phased and orderly manner.

1. Land furthest removed from urban development shall be the last to urbanize. This is especially the case for the area between the Cypress Channel and Euclid Avenue. Here, development should be phased so that it gradually occurs from west to east, and in the north, from north to south.
2. Such a policy shall be based upon the adequacy and immediate availability of public utilities, facilities and services (see also Section I of this Chapter).
3. Land designated by the San Bernardino County General Plan as agricultural as well as other land currently in agricultural production which lies outside the Chino Sphere of Influence, but within the proposed Chino Sphere of Interest shall be preserved in agricultural production and shall not be urbanized. This involves mainly land in agricultural preserves to the east of Euclid and south of the airport and CIM.

General Policy

The City shall discourage strongly the major expansion of Prado Dam, and encourage the Corps of Engineers to seek alternative solutions for increasing the holding capacity of the dam. Rather, the City shall support the "All Rivers" plan which will provide for a minimal raising of the Prado Dam, and further flood control facilities upstream.

The U.S. Corps of Engineers is currently proposing to increase the holding capacity of Prado Dam by raising the height of the dam itself by thirty feet. This proposal will reduce the possibility of the dam overflowing as it nearly did in the winter of 1977-78, thereby presenting possible flooding damage in Orange County. This alternative will, however, have adverse impacts within and without the City's Sphere of Influence due to increased flooding potential. These impacts include the possible inundation of the Regional Sanitation Plant, the extension of the current floodplain into the California Institute for Men, as well as up to Central Avenue, and the flooding of approximately 750 homes in the Corona area during heavy storm periods. Alternatives include the raising of the Dam by only twenty-six feet and the construction of new upstream stormwater retention dams and channels. This will reduce the potential additional flood hazard in Chino considerably. This Land Use Element has been drafted based upon the assumption that this "All Rivers" plan is implemented. If the first alternative is implemented, the Land Use map for the southern portion of the planning area will need be modified to reflect the expanded floodplain.

1. The City of Chino shall take a strong public stance opposed to the raising of the Prado Dam by forty feet and the resultant expansion of the flood plain. The Corps of Engineers shall be encouraged to find alternative solutions to the identified flooding problem such as, but not limited to, the construction of upstream facilities.
2. Even though the Prado Dam is outside Chino's Sphere of Influence, the City is affected by developments there. Therefore, the City shall comment on all proposals and/or Environmental Impact Statements prepared in this regard, and shall actively participate wherever possible in decisions regarding the expansion of the dam.

General Policy

The City and Chino Unified School District should work closely in the location and development of new schools and school administration and support facilities within the City and its sphere of influence.

1. The school indications on the land use map are an indication of need only, not specific sites.
2. All specific sites for schools and school administration and support facilities shall be subject to the site approval and special conditional use permit processes as specified by ordinance.
3. Schools and school administration and support facilities shall be reviewed for impacts upon local agencies and jurisdictions and pay appropriate fees to mitigate these impacts.
4. The City shall cooperate in the requirement of payment of school fees prior to issuance of building permits as required by state law.

G. ENVIRONMENT

The great bulk of the policies dealing with the relationship of man in an urban setting to his environment are contained in other elements of the General Plan. Specifically, these elements are the Noise Element, the Public Safety Element, the Seismic Safety Element, the Open Space Element, the Conservation Element, and to a limited degree, the Scenic Highways Element. The policies contained herein are intended to address the suitability of land for urban use, and the means by which urban development can be accommodated so that it is safe and so that any potential significant environmental damage is mitigated or prevented. These policies deal both with the natural environment and the man-made environment.

General Policy

The City shall take what steps it can towards the attainment and long-term maintenance of an ambient air quality consistent with Federal, State and Regional standards.

1. To the maximum extent possible, land use patterns shall be planned so as to minimize vehicle miles traveled. Such patterns, nevertheless, must be balanced with the preservation of other important qualities of life such as the freedom to travel, availability of appropriate employment, preservation of adequate amount of open space, and preservation of community identity.
- Higher densities should be concentrated near Central Avenue and along major arterials, with only small outlying nodes. Densities should decline away from Central Avenue.
- Industry should be recruited partly based upon the potential for employment opportunities for local residents. In other words, as much as possible, new local employment should fit the skills of local residents. (The Housing Element discusses in detail local occupational trends.)

- The City shall, in cooperation with other groups such as the Chamber of Commerce, encourage a full range of commercial activities to locate within Chino so as to reduce the need for shopping trips outside the area.
- 2. The use of public and private mass transit shall be encouraged.
- 3. The City shall support the goals, policies and rules contained in the Air Quality Management Plan, and the rules and regulations of the South Coast Air Quality Management District.

General Policy

The City shall work to help ensure that to the maximum extent possible a quiet living and working environment is achieved for all those living or working within the Planning Area.

- 1. The City shall cooperate to the fullest extent with the County in implementing the jointly adopted Noise Element.
 - To this extent, the City shall implement the "Special Study" zones proposed in the Noise Element, and review any plans within these zones for conformance with stated noise standards.
 - The City shall adopt a noise ordinance which sets precise limits for outdoor and indoor noise levels. Such limits should be based upon those recommended in the County Noise Element with the exception that all residential noise should be less than 60dB(A) exterior and 45 dB(A) interior.
- 2. The City shall not approve any project which does not conform to the Noise Element, or which cannot be mitigated to reasonably conform. Mitigation may include:
 - Control of noise at the source. This relates to reducing noise from night time truck operations in commercial areas, noise from industrial

operations, roadway noise from arterial streets, highways and freeways, air conditioning noise (a major summertime problem in certain residential areas), occasional railroad noise, and airport traffic noise.

--Provision of buffer areas between noise sources and recipients. This commonly includes buffer walls or berming, insulation, blank walls on buildings and double paned windows.

3. The City shall train or retain an employee to perform special noise studies within the "Special Study" zones as needed to evaluate potential noise impacts upon residential development applications.

General Policy

Development shall not be allowed in areas of high natural hazard without adequate mitigation.

1. The City shall continue to implement the Seismic Safety and Public Safety Element of the San Bernardino County General plan, and by reference of the Chino General Plan.
2. There shall be no development within 100-year floodplains unless adequate mitigation can be demonstrated which does not serve to exacerbate flood hazard upstream or downstream. The only area potentially affected by this policy lies in the far southeastern corner of the planning area.
3. The City shall complete its storm drain system according to the Master Plan as expeditiously as possible given financial constraints. In the meantime, all new streets shall be designed to carry a ten-year flood within its curbs, and shall not be designed to exacerbate flooding on other streets.
4. Development shall be designed to avoid undue earthquake damage given the Seismic Safety and Public Safety Element.

- There shall be no development in areas subject to liquefaction without adequate mitigation. Most of Chino is underlain by soils which could be subject to liquefaction in the presence of high water tables. Where high water tables are suspected, a soils report prepared by a registered soils geologist shall address this question. Most residential structures, due to their construction are not subject to this.
- No critical facilities such as hospitals, schools, auditoriums, meeting halls or resthomes may be constructed across or within 500 feet of a known fault. There are no presently established faults in Chino, but a spur of the Chino-Elsinore fault may lie in the eastern portion of the City.
- All structures shall be designed to reasonably expect ground acceleration during an earthquake as per the Seismic Safety and Public Safety Element. Chino is underlain by alluvial soils which are subject to high ground shaking during major earthquakes.

H. RESOURCE CONSERVATION

Only recently, General Plans have begun to consider energy conservation in particular and resource conservation in general. Since the Conservation and Open Space Element treats conservation in general, this section will focus on energy conservation and water conservation. While neither of these subjects can be addressed solely at the local level, many local initiatives can be taken as follows.

General Policy

The City shall take positive steps to ensure that newly constructed facilities are as energy efficient as possible.

1. The City Building Department shall ensure that all buildings built in the future at least meet the minimum State insulation standards.
2. The design of any construction shall take full advantage of potential passive and active solar power resources including but not limited to building orientation, window openings, building materials and landscaping.
 - The provision of active solar power facilities such as heat pumps, solar panels or solar water heating, shall be encouraged in all construction. Buildings could also be designed to allow for ease of retrofitting such technology.
 - Buildings should be oriented with major window openings to the south to aid in winter heating. At least one major roof element should slant southwards or southeastwards, also.
 - On the south facing walls of buildings, deep overhangs, awnings, or other shade devices should be provided to afford summer shade.
 - Local streets with buildings facing on them should be oriented primarily east-west.
 - Deciduous trees should be encouraged in that they provide for summer shading, but do not block the winter sun. Such planting should not block solar access to the southern exposure of a building during the winter months. Full, rounded trees, planted in sufficient quantities can reduce neighborhood temperatures by 10-15°.
 - Building setbacks should be such as to increase solar access. The rule is that maximum southern exposure is preferable. In such cases, setback requirements should be flexible enough to allow for variations and adequate building separation.
 - All developments shall be designed so that no building blocks another building's adequate access to solar exposure. Tall buildings should be well setback from other buildings, for instance, in order to prevent a shadow, especially during the winter months.

3. All developments approved by the City shall at a minimum be conditioned to provide energy, water and fuel efficient appliances including the following:

- Pilotless ignition gas ranges, water heaters, space heating units and cooling units (where supplied).
- Heat pumps as opposed to air conditioners. While these units do not cool as quickly they are more efficient than standard air conditioners, and quieter also. Window models are available.
- Self closing vents.
- Water saving toilets and other water fixtures.
- Automatic night setback features on all thermostats.
- The City should consider retrofit provisions to allow, at a minimum, the installation of solar collectors for water heating.

4. The City Council should consider all means at its disposal including a public relations campaign, free staff assistance and grant assistance if available to encourage the retrofitting of existing units for energy efficiency.
5. The City's street tree program shall focus on providing trees which serve to provide maximum summer shade, appropriately located, while meeting the needs of economy and ease of maintenance. A plant palette which serves to provide adequate summer shading shall also be proposed for use by private developers.
6. The design and siting of any commercial, office, public and industrial building shall respect the above policies to the maximum extent feasible, and also shall serve to encourage pedestrian circulation and reduce the number of automobile trips.

General Policy

The land use pattern within Chino shall respect the general aim of conserving energy.

1. Neighborhood serving commercial nodes which meet the daily shopping needs of most residents shall be located within one mile of all residential areas.
2. The location of stops for both intra-city and inter-city public transit within easy walking distance of most homes and places of employment shall be encouraged.
3. Commercial nodes which are intended to meet the needs of the employees and local commercial and industrial businesses within Chino shall be located within a reasonable distance to the major employment centers within the City.

I. HAZARDOUS WASTE MANAGEMENT

Hazardous waste management has become a serious issue. Hazardous chemicals have and will continue to play an important role in our modern society. These chemicals are used in the manufacturing of many consumer products which add to the everyday convenience of consumer services, such as dry cleaning and auto repair establishments. Although the goods and services produced from hazardous chemicals contribute to our quality of life, they also generate hazardous waste.

Hazardous waste has serious impacts that negatively effect the environment and the public's health, safety and general welfare. The environment is most impacted as a result of improper hazardous waste disposal practices (e.g., illegal dumping). Federal and state laws exist that mandate an improvement in the management of hazardous waste. According to these mandates, generators are required to be more responsible for the wastes they generate and take certain actions to reduce the amount of wastes being generated.

Public awareness of improper disposal practices has risen in recent years due to the activities of environmental interest groups and increased media attention. As a result, such practices of burying untreated hazardous waste in landfills is being phased out. Nonetheless, there still is a need for effective and proper hazardous waste management.

To help address the issue of proper hazardous waste management, the State of California, in 1986, passed AB 2948 (Tanner Bill). AB 2948 recognized the need to have a comprehensive program for managing hazardous waste by requiring counties to prepare a local hazardous waste management plan. The plan is intended to provide for:

- The safe and responsible management of hazardous waste;
- The effective siting of hazardous waste facilities that involves local and state governments, the public, and private industry; and
- The prevention of permanent hazardous waste disposal into the land or emissions into the air without first processing the waste by an economically and technically feasible alternative technology.

On June 15, 1990, the County of San Bernardino received State approval for the County Hazardous Waste Management Plan (CHWMP). The CHWMP serves as the primary planning document for the management of hazardous waste in the San Bernardino County. The CHWMP contains eight (8) required elements which range from siting criteria and land use requirements to waste minimization and household hazardous waste.

The City must now either prepare its own hazardous waste management plan, incorporate all applicable portions of the CHWMP into its general plan and/or adopt an ordinance requiring all hazardous waste facilities to meet the requirements of the CHWMP. To ensure adequate local control over hazardous waste, the City is incorporating appropriate policies and actions into its General Plan to discuss the issues of concern for its use, storage and disposal within the City of Chino.

Of specific concern to the City of Chino, is the siting of hazardous waste facilities. Certain facilities, such as residual repositories can have severe impacts on local residences if not sited properly.

The City of Chino generated approximately 476 tons of hazardous waste in 1988 which represented .66 percent of the total waste generated in San Bernardino County (San Bernardino County generated approximately 72,152 tons in 1988 - present data is not available). Additionally, Chino contains 47 hazardous waste generators which is 5.6 percent of the 845 total generators in San Bernardino County (1988 figures). Although the City's share is relatively small, there may be a need to accommodate hazardous waste facilities within City limits (a listing of the types of hazardous waste facilities are included in the Glossary - Appendix I).

The following general policies are intended to provide direction for the City of Chino when making land use decisions on hazardous waste facilities. In addition, the requirements outlined in the San Bernardino County Hazardous Waste Management Plan will be referenced when reviewing hazardous waste facilities.

General Policy

1. The City shall strive to protect the health, safety and general welfare of the public and the environment through safe and responsible management of hazardous waste.
 - The City shall implement the standards and requirements of the San Bernardino County Hazardous Waste Management Plan when making land use decisions on hazardous waste facilities with emphasis on location to residences, immobile populations, public facilities and groundwater.
 - The City shall prepare a zoning ordinance amendment that establishes siting criteria, consistent with the CHWMP.

2. The City shall establish an effective and expeditious application review process for siting hazardous waste facilities that includes public participation.
 - The City shall amend the Chino Zoning Ordinance to establish processing procedures for hazardous waste facilities that are consistent with AB 2948.
3. Hazardous waste facilities shall only be sited in areas where land uses have been deemed compatible with such facilities. An applicant shall apply for a Special Conditional Use Permit for any hazardous waste facility.
4. Hazardous waste facilities shall not create any adverse impacts on the environment without properly mitigating those impacts.
 - All hazardous waste facilities shall go through an environmental review process consistent with the California Environmental Quality Act and the Chino Environmental Guidelines.
 - All hazardous waste facilities shall be evaluated for consistency with the mitigation measures outlined in the certified Environmental Impact Report prepared in conjunction with the CHWMP.

General Policy

1. The City shall make every effort to reduce the amount of hazardous waste generated in the City by providing improved programs for hazardous waste source reduction and recycling.
 - The City shall enforce its industrial pre-treatment program for all hazardous waste facilities locating in Chino.

a. Industrial discharge permits shall be required of all owners of hazardous waste facilities locating in Chino.

- The City shall establish a household hazardous waste recycling program that encourages homeowners to recycle household hazardous waste.
- The City shall comply with all the provisions and requirements of AB 939 (i.e., waste minimization, source reduction and recycling).
- The City shall establish a framework for the development of the City of Chino's fair share of hazardous waste facilities.
- The City shall encourage and develop public education programs on the proper management and disposal of hazardous waste.

GLOSSARY

Active Fault: A fault along which surface displacement has occurred during Holocene time and is associated with one or more of the following: a recorded earthquake with surface rupture, fault creep slippage, and/or displaced survey lines.

Acute: An effect which is manifested soon after exposure to a hazardous material.

Acutely Hazardous Materials: Any chemical on the list prepared by the Environmental Protection Agency and classified as an acutely toxic material according to the criteria set forth in the Chemical Emergency Preparedness Program Interim Guidance document on November 1, 1985, and any supplemental amendments to the document.

Acutely Hazardous Waste: A hazardous waste which includes any acutely hazardous material (see above) as a constituent.

Aquifer: A geologic formation, group of formations or part of a formation capable of yielding a significant amount of ground water to wells or springs. (CCR, Title 22, Section 66011.1)

Aquifer Recharge Areas: An area of land where water, from precipitation, infiltration from surface streams, impoundment areas or other sources, soaks into the ground and enters an aquifer.

Buffer Zone: An area of land which surrounds a hazardous waste facility and on which certain land uses and activities are restricted to protect the public health and safety and the environment from existing or potential hazards caused by the migration of hazardous waste. (California Health and Safety Code Section 25110.3).

Business Plan: A plan which includes an inventory of hazardous materials on-site; an emergency response plan, and procedures in the event of a release that

GLOSSARY

includes notification, mitigation, and evacuation measures, and employee training procedures. Each facility site or branch of a business must prepare a separate plan. (Health and Safety Code Section 25501(d) and 25504).

California Hazardous Waste Control Act (1972): The California Hazardous Waste Control Act (HWCA), is one of the most comprehensive state hazardous waste control programs. It authorizes the Department of Health Services to manage hazardous wastes by regulating those who generate, transport, store, and dispose of hazardous wastes. The provisions of HWCA are similar to, although in some case more stringent than, those under federal law, with respect to testing, listing wastes, manifesting, licensing and permitting disposal facilities.

California Waste Exchange: A system coordinated through the State Department of Health Services for information sharing between hazardous waste generators and other firms to facilitate the transfer of wastes from the generator to commercial recyclers and other businesses who may use the wastes as a raw material.

Cement Kiln Incineration: The burning of organic wastes as a supplementary fuel at very high temperatures during the production of cement.

Chemical Treatment: Treatment processes which alter the chemical structure of hazardous waste constituents to produce an innocuous neutralization, precipitation, ion exchange, chemical dechlorination, and chemical oxidation/reduction.

Corrosive: The ability to cause destruction of living tissue or steel surfaces by chemical action, (CCR, Title 22, Section 66032).

CHWMP: County Hazardous Waste Management Plan. The Plan prepared by the County of San Bernardino in response to AB 2948 (Chapter 1504, Statutes of 1986) which directs the management of hazardous waste.

GLOSSARY

Criteria Air Pollutant: Pollutants for which the Environmental Protection Agency has published a Criteria Document and which are regulated under the Federal Clean Air Act. Criteria pollutants include: PM10, ozone, oxides of sulfur and nitrogen, and carbon monoxide.

Deep Well Injection: Subsurface emplacement of fluids through a bored, drilled, or driven well; or through a dug well, where the depth of the dug well is greater than the largest surface dimension (CCR, Title 22, Section 66224).

Disposal Facility: A facility or part of a facility at which hazardous waste is intentionally placed into or on any land or water, at which waste will remain after closure (CCR, Title 22, Section 66044).

DHS: The State Department of Health Services. The State of California agency responsible for overseeing the preparation and implementation of County Hazardous Waste Management Plans.

Extremely Hazardous Material: A substance or combination of substances which, if human exposure should occur, may likely result in death, disabling personal injury or serious illness caused by the substance or combination of substances because of its quantity, concentration, or chemical characteristics. (CCR, Title 22, Section 66060).

Extremely Hazardous Waste: Any hazardous waste or mixture of hazardous wastes which, if human exposure should occur, may likely result in death, disabling personal injury or serious illness caused by the hazardous waste or mixture of hazardous wastes because of its quantity, concentration, or chemical characteristics, (Health and Safety Code, Section 25115).

Generator: Any person, by site, whose act or process produces hazardous waste identified or listed in Article 9 or 11 of Title 22, California Administrative

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Code, or whose act first causes a hazardous waste to become subject to regulation, (CCR, Title 22, Section 66078).

Hazardous Material: A substance or combination of substances which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either:

- 1) Cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or
- 2) Pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of or otherwise managed. Unless expressly provided otherwise, the term "hazardous material" shall be understood to also include extremely hazardous material. (CCR, Title 22, Section 66084.)

Hazardous Material Transportation Act (1974): The Hazardous Material Transportation Act (HMTA) provides for the regulations of hazardous materials which are transported by air, water, rail, or highway. It authorizes the Department of Transportation (DOT) to issue requirements for the packaging, labeling, and transport of all hazardous material shipments.

Hazardous Substance: Any substance designated pursuant to Section 1321 (b) (2) (A) of Title 33 of the United States Code; or any element, compound mixture, solution, or substance designated pursuant to Section 102 of the federal act, 42, U.S.C. 9602; or any hazardous waste having the characteristics identified under or listed pursuant to Section 6921 of Title 42 of the United States Code, but not including any waste the regulation of which under the Solid Waste Disposal Act has been suspended by act of Congress. Hazardous Substance also includes: Any toxic pollutant listed under Section 1317 (a) of Title 33 of the United States Code; any hazardous air pollutant listed under Section 7412 of Title 42 of the

GLOSSARY

United States Code; any imminently hazardous chemical substance or mixture with respect to which the Administrator of the United States Environmental Protection Agency has taken action pursuant to Section 2606 of Title 15 of the United States Code; and any hazardous waste or extremely hazardous waste as defined by Sections 25117 and 25115, respectively, unless expressly excluded, (Health and Safety Code Section 25316).

Hazardous Waste: A waste, or combination of wastes, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may either:

- (a) Cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness.
- (b) Pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, or disposed of, or otherwise, the term, "hazardous waste." Health and Safety Code, Section 25117.

The EPA has established four characteristics of hazardous waste that can be determined by tests:

Ignitability: The ability to catch fire, or to burst into flame spontaneously or by interaction with another substance or material.

Corrosivity: The ability to wear away or destroy other materials, including human tissue.

Reactivity: The ability to enter into a violent chemical reaction, which may involve explosion or fumes.

GLOSSARY

Toxicity: The ability to release certain toxic constituents when leached with a mild acid (Extraction Procedure or Waste Extraction Test), or demonstrate toxicity in animal studies. (CCR, Title 22, Section 66696, et.seq.).

Hazardous Waste Facility: Any structure, other appurtenances, and improvements on the land and all contiguous land, used for treatment, transfer, storage, resource recovery, disposal, or recycling of hazardous waste (California Health and Safety Code, Section 25117.1).

Hazardous Waste Landfill: A disposal facility, or part of a facility where hazardous waste is placed in or on land that is not a land treatment facility, a surface impoundment, or an injection well (Title 22, California Code Regulations, Section 66123). After 1990, the disposal of untreated hazardous waste, except solid clean up waste from existing contaminated sites in a landfill will be illegal (California Health and Safety Code, Section 25179.6). (Also, see residuals repository.)

Incineration: Reducing the volume or toxicity of hazardous waste by burning it at high temperature.

Incinerator: An enclosed device using controlled flame combustion, the primary purpose of which is to thermally break down hazardous waste. Examples are a rotary kiln, fluidized bed liquid injection, and a cement kiln.

Immobile Populations: Populations which are particularly difficult to evacuate, such as hospitals, nursing homes, schools, prisons, and jails.

Inorganic: The class of chemical compounds usually containing no carbon and derived from non-living matter (mineral).

GLOSSARY

Land Disposal Facility: In the context of this CHWMP, land disposal facility refers to land disposal methods and residual repositories.

Local Assessment Committee: A review group created by a host or abutting community to analyze a proposed hazardous waste management facility as required by AB 2948 (Chapter 1504, Statutes of 1986). Such Committees may have the authority to negotiate with facility proponent (on behalf of the community) regarding the conditions under which the hazardous waste management facility may be built.

Major Routes: State and interstate divided highways.

Minor Routes: City street, boulevard, or undivided highway.

Needs Assessment: The determination of the total required capacity (treatment or disposal, depending on context), taking into consideration existing capacity which is likely to remain operational.

Non-Attainment Areas: Areas in which the level of one or more of the criteria air pollutants exceeds the National Ambient Air Quality Standards.

Off-site Hazardous Waste Facility: An operation involving handling, treatment, storage, or disposal of hazardous waste at a site physically separate from the site where the waste was generated; at a site not owned by, or leased to the producer of the waste; or at a site which receives waste from more than one generator. (Also see Specified Hazardous Waste Facility.)

On-site Hazardous Waste Facility: An operation involving treatment, storage, or disposal of hazardous waste on land owned by or leased to the waste producer, at or contiguous to the site of waste generation, and that receives hazardous waste produced only by the generator.

GLOSSARY

On-site Treatment: Treatment of a waste on the site where it was originally generated.

Operator: A person, government unit, or company that conducts treatment, storage, or disposal of wastes of a facility. The operator may or may not be the developer.

Prevention of Significant Deterioration Areas: Areas in attainment of the National Ambient Air Quality Standards.

Public Facilities: Lands owned by federal, state, county, or local governments on which facilities used to supply public services are located, such as; highway maintenance and storage areas, airports, city or county corporation yards, waste disposal facilities, sewage treatment facilities, state school lands.

Reactive: Having properties of explosivity or of chemical activity which can be a hazard to human health or the environment.

Recycling: Refers to the use or reuse of a waste as an effective substitute for a commercial product, or as an ingredient or feedstock in an industrial process. It also refers to the reclamation of useful constituent fractions within a waste material or removal of contaminants from a waste to allow it to be reused.

Regional Plan: A plan prepared by one of the Council of Governments designated in AB 2948 (Chapter 1504, Statutes of 1986) or by a joint agreement between two or more counties under a legally constituted agency covering the planning area, which has the delegated authority to prepare a Regional Plan. The Southern California Hazardous Waste Management Authority is preparing a regional plan for the Southern California area.

GLOSSARY

Residuals: Materials remaining after waste treatment and/or reduction processes have taken place. Residuals may be less hazardous, less voluminous, or more easily contained than original hazardous waste.

Residuals Repository: A hazardous waste facility which accepts only treated hazardous waste, meets all applicable federal and state regulations, and holds a hazardous waste facility permit.

Resource, Conservation, and Recovery Act 1976 (RCRA): A federal statute which gives the EPA the authority to develop a nationwide program to regulate hazardous wastes from "Cradle to Grave". The program includes requirements for the use of a manifest system to track the path of the waste, specific record keeping and labeling requirements, requirements for storage of hazardous waste and a permitting system for hazardous waste facilities. RCRA does not regulate generators of less than 100 kilograms of hazardous waste per month.

Resource Recovery: The reuse or reclamation of any hazardous waste or any recyclable hazardous material. (CCR, Title 22, Section 66180.)

Risk Management and Prevention Program (RMPP): All of the administrative and operational programs which are designed to prevent acutely hazardous materials accident risks, including, but not limited to, programs which include design safety of new and existing equipment, investigations procedures, risk assessment for unit operations, or operating alternatives, emergency response planning, and internal or external audit procedures to ensure that these programs are being executed as planned. Health and Safety Code, Section 25532 (g).

Siting Criteria: Factors which must be met to determine an environmentally appropriate site or are for the location of a specified hazardous waste management facility.

GLOSSARY

Small Quantity Generator: A generator which produces less than 1000 kg (2,200 lbs.) of hazardous waste.

Solid Waste: All solid and semi-solid wastes, such as garbage, rubbish, paper, ashes, industrial wastes, demolition and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, manure, vegetable or animal solid and semi-solid wastes, and other discharged solid and semi-solid wastes at solid waste transfer/processing stations or disposal sites, but excluding 1) sewage collected and treated in a municipal or regional sewage system; or 2) material or substances having commercial value, which have been salvaged for refuse, recycling, or resale.

Source Reduction: The reduction or elimination of waste generation at the source, usually within a process. Source reduction measures can include process modification, feedstock substitutions or improvements in feedstock purity, various housekeeping and management practices, increases in the efficiency of machinery, and even recycling within a process. Source reduction implies any action that reduces the amount of waste exiting from a process.

Specified Hazardous Waste Facility: An off-site hazardous waste facility which accepts wastes from more than one producer of hazardous waste (California Health and Safety Code, Section 25199.1 (m)). For purposes of the CHWMP, a Household Hazardous Waste Collection Center with a capacity of less than 50 drums of waste is not considered a specified hazardous waste facility.

Specified Hazardous Waste Facility Overlay Zone: An overlay zone that can be applied to Resource Conservation and Regional Industrial Districts (or equivalent desert or heavy industrial zones) to allow and specify the requirements for the siting of specified hazardous waste facilities. The overlay zone is not given a specific location until it is applied to a specific site upon approval of a project.

GLOSSARY

Storage: The containment of a hazardous material or hazardous waste, either temporarily or long term, in such a manner as not to constitute disposal or use of such material. (California Health and Safety Code, Section 25123.)

Storage Facility: A hazardous waste facility at which hazardous waste is contained for a period greater than 96 hours at an off-site facility or for periods greater than 90 days at an on-site facility. Health and Safety Code Section 25123.3.

Surface Impoundment: A facility or part of a facility which is a natural topographic depression, man-made excavation or diked area formed primarily of earthen materials (although it may be lined with man-made materials), which is designed to hold an accumulation of liquid wastes containing free liquids, and which is not an injection well. Examples of surface impoundments are holding, storage, settling, and aeration pits, ponds, and lagoons (CCR, Title 22, Section 66200).

Toxic: Capable of producing injury, illness, or damage to humans, domestic livestock, or wildlife through ingestion, inhalation, or absorption through any body surface.

Toxic Air Contaminant: Those substances identified by the Air Resources Board as air pollutants which may cause or contribute to an increase in deaths or serious illness or which may pose a present or future hazard to human health.

Transfer Station: Any hazardous waste facility where hazardous wastes are loaded, unloaded, pumped or packaged (CCR, Title 22, Section 66122).

Transportable Treatment Unit: Hazardous waste treatment works which are designed to be moved either intact or in modules and which are intended to be operated at a given location for a limited period of time.

GLOSSARY

Treatment: Any method, technique, or process which changes the physical, chemical, or biological character or composition of any hazardous waste or any material contained therein, or removes or reduces its harmful properties or characteristics for any purpose. (California Health and Safety Code, Section 25123.5.)

Treatment Facility: Any facility at which hazardous waste is subjected to treatment or where a resource is recovered from a hazardous waste.

Waste: Any material for which no use or reuse is intended and which is to be discarded; or a material which must be treated in some way (i.e., recycled) prior to reuse.

Waste Minimization: The reduction, to the extent feasible, of hazardous waste that is generated or subsequently treated, stored, or disposed of. It includes a source reduction or recycling activity undertaken by a generator that results in either 1) the reduction of total volume or quantity of hazardous waste, or 2) the reduction of toxicity of hazardous waste, or both, so long as the reduction is consistent with the goal of minimizing present and future threats to human health and the environment.

Wastestream: All waste coming into, through, or out of a facility; sometimes used to refer to all waste collectively.

Wetlands: Areas such as saltwater, freshwater, and brackish marshes, swamps, and bogs inundated by surface or groundwater with a frequency to support, under normal circumstances, a prevalence of vegetative or aquatic life that requires saturated soil conditions for growth and reproduction.

CHAPTER IV: THE LAND USE PLAN: LAND USE MAP

This chapter describes the land use pattern outlined on the Land Use Map. The Land Use Map is intended to portray graphically those policies of this element which can be mapped. The map treats land uses in a very broad detail. More specific land use detail will be achieved in the future through zoning patterns, specific plans, and case-by-case development proposal review.

This chapter is divided into three major sections. The first section describes the purpose and intent of each land use designation. The second section describes major features of the Land Use Map and changes over the 1969 General Plan Land Use Map. Finally, the last section compares the 1969 General Plan Land Use Map with the one contained herein.

A. LAND USE DESIGNATIONS

The following land use designations are divided into land use categories: Residential, Commercial, Industrial, Open Space and Public Institutional. Each category is in turn divided into individual land use designations. It should be noted that certain portions of the City are located within specific plan areas which are plotted on the Land Use Map, including:

- Majestic Spectrum Specific Plan Area: Generally located within the area bounded by State Route 71, Schaefer Avenue, Ramona Avenue and Eucalyptus Avenue; and
- East Chino Specific Plan Area: Generally located between Mountain Avenue, Riverside Drive, Euclid Avenue and Eucalyptus Avenue; and
- Eucalyptus Business Park Specific Plan: Generally located between State Route 71, Eucalyptus Avenue, Central Avenue and Chino Hills Parkway.

These specific plans implement the City's General Plan and comprise more refined goals, policies and standards for the development, use and maintenance of the plan area.

1. The proposed residential designations combine the eleven designations called for in the current General Plan Land Use Map into seven distinct residential land use designations. This is because there is little observable difference between some of the designations after final build-out of a residential development, and because a broad range should be permitted in order to encourage diversity of development within any given designation. The following describes the number of units permitted per gross acre, the purpose of each residential land use designation, and its intent.

- a. RD1 Residential-Agriculture (up to 1 dwelling unit per adjusted gross acre; up to 1.25 d.u./adjusted gross acre with provision for affordable housing).

Purpose:

The purpose of this land use designation is to provide for very large lot residential development in a rural environment. It is also intended that this designation be used as a buffer between Chino and other communities, especially to the north; and between urban areas and permanent heavy agricultural areas, especially to the east.

Location:

It is expected that this designation will be used primarily in areas currently dominated by very large lots, limited agriculture, small farms and horsekeeping. Where possible, these areas should be separated from non-agricultural residential areas by a natural boundary such as a street, flood control channel, etc.

- b. RD2 Residential-Agriculture (1 to 2 dwelling units per adjusted gross acre; up to 2.5 d.u./adjusted gross acre with provision for affordable housing).

Purpose:

The purpose of this land use designation is to provide large lot residential development in a non-urbanized environment. It is intended that this designation be used to either create or maintain areas currently typified by large lot development and dominated by horsekeeping and other semi-rural uses.

Location:

This designation is appropriate primarily in areas that have currently been subdivided into half-acre lots with agricultural and residential uses. It is also intended that this designation be utilized as a buffer between urban and agricultural areas.

- c. RD3 Residential (2 to 3 dwelling units per adjusted gross acre; up to 3.75 dwelling units per adjusted gross acre with the provision of affordable housing).

Purpose:

The purpose of this designation is to provide for large estate, non-agricultural residential areas. While the building product types may include clustered units at this density for a diversity of dwelling types and to encourage open space, it is anticipated the predominant land use pattern will be composed of estate lots with larger single family detached dwellings.

Location:

It is anticipated that this density category would be most appropriate in a portion of those areas east of the City containing the majority of developable residential properties within the City's planning area.

- d. RD4.5 Residential (3-4.5 dwelling units per adjusted gross acre; up to 5.63 dwelling units per adjusted gross acre with the provision of affordable housing).

Purpose:

The purpose of this designation is to encourage a predominantly single family suburban residential development similar to that found in many of the City's existing residential tracts.

It is expected that building product types would primarily consist of single family detached units although clustering and zero lot line development could also be provided.

Location:

This density is seen to typify much of the suburban residential areas of the City and is appropriate in those areas located away from the central portion of the City and those existing single family areas in the central area that are appropriate for preservation.

- e. RD8 Residential (4.5-8 dwelling units per adjusted gross acre; up to 10 dwelling units per adjusted gross acre with the provision of affordable housing).

Purpose:

This classification is intended as a transition zone from low density single family areas to higher intensity commercial, industrial and multiple family residential areas. The development standards shall permit a wide range of attached and detached dwellings depending on specific site conditions and adjacent land uses.

Location:

This density is appropriate as a transitional zone between single family areas and more intensive residential uses, commercial and industrial areas and regional arterials.

- f. RD12 Residential (8-12 dwelling units per adjusted gross acre; up to 15.00 dwelling units per adjusted gross acre with the provision of affordable housing).

(RD14 Residential applies only within the East Chino Specific Plan.)

Purpose:

This density range is provided to encourage a wide range of residential land uses, from attached dwellings to townhouse type developments.

Location:

This density may be appropriate adjacent to primary and secondary arterials as described in the Circulation Element (although not necessarily fronting onto them), adjacent to the neighborhood commercial sites, and near the central portion of the City.

- g. RD20 Residential (14-20 dwelling units per adjusted gross acre; up to 24 dwelling units per adjusted gross acre with the provision of affordable housing).

Purpose:

This designation is to provide for a relatively high density residential environment typified by fourplex developments and garden apartments.

Location:

This density is appropriate in the central portion of the City adjacent to major community commercial areas with adequate access from primary arterials as described in the Circulation Element (although not necessarily fronting onto them). This designation is also appropriate adjacent to neighborhood shopping centers and at locations with immediate freeway access.

Density Categories

The residential land use categories are intended to guide and provide for housing at desired densities in the community. New development must take place within the designated density category at a density not less than the maximum density of the next lower category. If a density calculation results in a fraction, the number shall be rounded to the nearest whole number.

The maximum density of each range may be exceeded only by provision of affordable housing as required by State Government Code. Current provisions of the Government Code require a twenty-five percent density increase if ten percent of the development's units are for low income persons and a twenty-five percent density increase if twenty-five percent of the development's units are for low and moderate income persons. It is the policy of the City that the residential land use density categories are appropriate where designated in the City, recognizing the possibility of increases for low and moderate income developments. If state law provisions for low and moderate income density increases change, it will be appropriate at that time to re-evaluate the density range structure as applicable to the City.

Acreage Calculation

For residential purposes, adjusted gross acres shall be used (see Page III-7 for definition of adjusted gross acres).

2. Commercial Land Use Designations

Four commercial designations are contained on the Land Use Map. The types of commercial development possible varies nearly as widely as the types of residential development commonly found within communities such as Chino. These designations should reflect this diversity as much as possible while allowing the locations flexibility necessary to establish a healthy and well diversified commercial community within the City.

a. Regional Commercial

The purpose of this designation is to encourage the development of a regional shopping center and those uses which commonly accompany such a center. The uses located within this designation, and their arrangement should be limited to that found in most regional shopping centers, or malls. Such uses would include department stores, home furnishings and appliance stores, apparel stores, specialty retail stores and restaurants. An enclosed mall with the department stores "anchoring" the ends of the mall, or a similar arrangement of land uses should be required. Planning for the Regional Center shall avoid the incremental and piecemeal development of the area.

b. General Commercial

The purpose of this designation is to encourage the development of commercial areas designed to meet both the daily and occasional shopping needs of Chino's residents, employees, and local businesses, and capture highway oriented retail opportunities. General commercial areas would, therefore, include a wide variety of commercial, office and restaurant uses oriented towards retail trade. This designation should be employed only in large, intense commercial areas, such as along Central Avenue, Euclid Avenue and State Route 71 and not in small outlying areas.

c. Neighborhood Commercial

The purpose of this commercial designation is to encourage the development of shopping centers which serve the daily shopping needs of residents, usually within a one-mile radius. Typically, such centers have one major supermarket, a drug store and a variety of smaller shops. It is intended that such centers be located throughout the community, generally on sites no larger than five to ten acres. It is not intended that uses which are primarily designed to serve the City as a whole, such as department stores, or variety stores, be permitted to locate in such centers. It should be noted that Neighborhood Commercial designations on the Land Use Map are intended to be general locations only and indicate an area of need. All of the individual ownerships in a neighborhood commercial project should be developed together in a cohesive, complimentary fashion.

d. Office Commercial

While office uses can be expected to be located throughout Chino's commercial areas, the purpose of this designation is to provide areas for the predominant use of offices. It is intended that office commercial uses be designated near the hospital, in the general vicinity of the regional shopping center designation, and near the civic center.

3. Industrial Land Use Designations

Due to the potentially large size and complexity of the City's industrial community, planning for this area, especially south of Chino Avenue, has been in greater than normal detail. Six land use designations have therefore been identified for the industrial category.

a. General Industrial

The purpose of this designation is to provide for heavy industrial or manufacturing uses, many of which may generate heavy traffic noises or odors. The uses permitted in this designation would correspond to those permitted in the M-2 zone. However, it is recommended that a one acre minimum lot size be adopted, and that only single tenant uses be permitted in this designation.

b. Light Industrial

It is intended that this land use designation be employed to provide for a wide variety of manufacturing uses which produce relatively limited volumes of traffic, noises, odors or pollutants. It is also intended that this designation correspond to the current M-1 zone as to the breadth of permitted uses. However, it is recommended that a one-half acre minimum lot size be adopted, and that only single tenant uses be permitted for those projects which are not master planned within an area which is within the planned development overlay district as described within the Zoning Ordinance or appropriate specific plan.

c. Manufacturing Research

The purpose of this designation is to provide for limited manufacturing-research uses which do not produce heavy traffic, noise or odors. While more limited than the Light Manufacturing designation as to the kinds of uses permitted, this designation would not involve the master planning of comparatively large industrial parks. Large minimum lot sizes should be encouraged.

d. Business Park

The purpose of this specialized land use designation is to encourage the development of areas which are intended primarily to meet the business needs of industrial park employers and employees. As such, it is intended that the predominant uses will be businesses that primarily provide support services to industrial development, such as (1) offices for engineers, sales representatives or other manufacturing service types of

businesses, (2) restaurants, and (3) space for distributors and other retail outlets. Small manufacturing firms (i.e., subcontractors to larger manufacturing firms) also may be allowed if operations can be accomplished entirely indoors and are related to the service needs of manufacturers. A development review process similar to that used under the Planned Residential Development Regulations should be employed (see Chapter V).

e. Service

The purpose of this land use designation is to encourage the development of commercial uses which are not always compatible with retail commercial or which often have larger land requirements. Typical of such uses are lumber yards, nurseries, automobile dealerships, automobile repair facilities, industrial supply houses, etc.

4. Open Space Land Use Designations

Two open space designations are called for on the Land Use Map.

a. Open Space - Recreation/Education

The Open Space - Recreation/Education land use designation is composed primarily of two land uses -- parks and schools. Both these uses play an important recreational role in any community, as well as provide significant publicly accessible green areas. The use of this designation should apply to both public and private parks and/or recreational uses as well as to public schools.

b. Open Space - Urban Reserve

The purpose of this designation is to hold an area for future urban development in the event of a change in use. In this case, the California Institute for Men has been designated as Open Space - Urban Reserve in the event that it should be recycled for urban use. At the time of such a change, a specific plan should be developed for the entire area outlining detailed land uses, circulation standards, and design standards.

5. Public Institutional Land Use Designation

The purpose of this designation is to identify major public uses or institutional uses within Chino. This includes not only public buildings such as the Civic Center, but the hospital, the post office, fire stations and the airport. Some public buildings, such as the City corporation yard, have been included in another land use designation primarily because the use itself best fits the appropriate designations.

8. MAJOR FEATURES OF THE LAND USE MAP

Besides the land use designations described above, several major features and changes from the presently adopted General Plan are shown on the new Land Use Map.

1. Major Features

a. Nodes

Two nodes are shown on the Land Use Map at the intersection of Chino Avenue and Euclid Avenue. One is for ten acres of Multiple-Intermediate density residential, the other is for ten acres of Neighborhood Commercial. Rather than specifying precise locations for neighborhood and intermediate density development in the area between Euclid Avenue and the Cypress Channel, it is recommended that these nodes "float" for eventual development in the immediate vicinity of the intersection. However, the Multiple-Intermediate density node and the Neighborhood Commercial node should eventually develop immediately adjacent to each other. The ten acres of Neighborhood Commercial should be developed as one integrated shopping center, whether or not construction is to be phased.

b. Transitional Areas

Several areas have been marked as Transitional Areas on the Land Use Map. While the land use designation for these areas is generally RD4.5, it is understood that for the short run these areas should remain in the current rural nature, and should be zoned as RD2. However, at some future point, the property owners in the areas may wish to more intensely develop their land. At that time permitted land uses should change to RD4.5 if the following conditions can be met.:

- . The owners of at least 50% of the total acreage of the area desire such a change in land use.
- . A specific plan is developed for the entire area which addresses phasing, circulation, unique design issues, if any, and cooperation between property owners.
- . Existing lots should be combined for future development. This is especially the case with those lots which are less than 120 feet in width. This will aid in achieving a more efficient circulation pattern, especially in the Ross Avenue neighborhood.

These conditions have been tailored to the unique characteristics of each transition area. For a complete description of each area and the conditions governing the change in land uses, see Chapter V Implementation.

TABLE IV-1
GENERAL PLAN LAND USE MAP
ACREAGE BY PROPOSED LAND USE ¹

RESIDENTIAL (Adjusted Gross Acres)

RD1	733
RD2	1,064
RD3	10
RD4.5	2,921
RD8	183
RD12	100
RD14 (East Chino Specific Plan)	34
RD20	<u>108</u>
TOTAL	<u>5,143</u>

COMMERCIAL

General	463
Neighborhood	43
Regional	70
Office	<u>5</u>
TOTAL	<u>581</u>

INDUSTRIAL

Manufacturing Research	155
Light Industrial	1,010
General Industrial	1,217
Business Park	31
Service Commercial	<u>170</u>
TOTAL	<u>2,869</u>

PUBLIC INSTITUTIONAL

Open Space	840
Recreational/Educational	558
Urban Reserve	<u>2,730</u>
TOTAL	<u>4,128</u>

GRAND TOTAL **12,721**

¹ Net of street rights-of-way, freeways and railroad rights-of-way.

TABLE IV-2
GENERAL PLAN LAND USE ELEMENT
HOLDING CAPACITY

Residential	Density Dwelling Units/ Adjusted Gross Acre (DU/AGA)	Max. Density + Max. State Affordable Housing Density Bonus ¹	Adjusted Gross Acreage ²	Minimum Potential DU	Maximum Potential DU	Max. Potential D.U. + Max. State Affordable Housing Bonus
RD1	Up to 1 DU/AGA	1.25 DU/AGA	734	367	734	918
RD2	1 - 2 DU/AGA	2.50 DU/AGA	1,091	1,091	2,182	2,728
RD3	2 - 3 DU/AGA	3.75 DU/AGA	10	20	30	38
RD4.5	3 - 4.5 DU/AGA	5.63 DU/AGA	2,921	8,763	13,145	16,431
RD8	4.5 - 8 DU/AGA	10 DU/AGA	183	824	1,464	1,830
RD12	8 - 12 DU/AGA	15 DU/AGA	100	800	1,200	1,500
RD14 (ECSP)	8 - 14 DU/AGA	17.5 DU/AGA	34	408	476	595
RD20	14 - 20 DU/AGA	25 DU/AGA	108	1,512	2,160	2,700
TOTALS			5,181	13,785	21,394	26,740

¹ Under the State Affordable Housing provision, a twenty-five percent (25%) increase is required if ten percent (10%) of the development's units are for low income persons or if twenty-five percent (25%) of the development's units are for low and moderate income persons.

² Does not include land devoted to primary and secondary arterials or collectors, but does include local streets.

- A specific plan is developed for the entire area which addresses phasing, circulation, unique design issues, if any, and cooperation between property owners.
- Existing lots should be combined for future development. This is especially the case with those lots which are less than 120 feet in width. This will aid in achieving a more efficient circulation pattern, especially in the Ross Avenue neighborhood.

c. Central Avenue Specific Plan Area

The portion of the Central Avenue Specific Plan area for which several development alternatives have been proposed is cross hatched on the Land Use Map, with no underlying proposed land use. Rather, it is recommended that those interested in proposed land uses on this land be referred directly to the Central Avenue plan for guidance. This will ensure continued use of the plan, and help underline the detailed design guidelines presented therein.

2. Major Changes

a. Residential Areas

Overall densities have been reduced in the central portions of the City, especially in the old Chino area between Benson and Ramona, south of Riverside. This was accomplished mostly by reducing the amount of land designated for high density (R-3) uses. Given current lotting patterns and the overall nature of current development in this area, a density designation which will yield roughly two units per existing lot will result in the best possible quality of development.

As discussed earlier, fewer residential land use designations than currently found in the 1969 General Plan Land Use Map are proposed. This will serve to simplify the map, and yet provide for diversity in development.

b. Commercial Areas

- Overall, the amount of land designated for future commercial development has been increased, especially along the northern half of Central Avenue.
- The number of commercial land use designations has been increased. This will encourage a wide diversity of commercial land uses while allowing for selected areas to be set aside for specialized uses such as a business park, or a regional shopping center. Incompatibilities between various kinds of commercial uses can also be reduced in this manner.

c. Industrial Areas

- Some presently designated Industrial land along Edison Avenue east of State Route 71 has been redesignated to Service and Business Park. This is to allow adequate land for these two new use designations, and to strengthen the role of Edison Avenue on the major east-west street in the City's industrial area.
- The area between Schaefer Avenue and the northern limit of the Business Park designation has been designated as Industrial Park. This will help reduce potential land use conflicts between the industrial uses south of Schaefer and the residential uses to the north.
- The industrial area south of Eucalyptus Avenue also has been designated as an Industrial Park. Rather than being predominantly General Industrial uses, it is intended that this area be dominated by light industrial uses in well designed master

planned industrial parks. In addition, this will provide a gateway to the community from the south which is dominated by a well designed and pleasing, industrial streetscape.

3. Comparison to the 1969 General Plan

In 1969 Chino adopted a General Plan which included the land use, circulation, parks and recreation, public facilities and services, and open space elements. While the 1969 General Plan treated a planning area much larger than the present planning area, the 1969 land use allocations can be compared with the 1980 Land Use Plan, as shown in Table IV-3.

While the overall land use patterns incorporated in each plan are basically similar, several changes have occurred.

- a. The 1980 Plan allocates more land to park space than does the 1969 Plan. In the latter document, the provision of additional parkland was to be based primarily on joint use of school facilities and private recreation areas. The 1980 Land Use Element, however, incorporates the recommendations of the Park and Recreation Master Plan adopted in 1974. This plan specifically identifies future parksites.
- b. Industrial acreage has been reduced by approximately 15% from approximately 3000 acres in the 1969 General Plan to approximately 2500 acres in the 1980 Land Use Element. In addition, more industrial land use designations have been created in order to achieve more diversity in the number of industrial, or industrially related environments. The decrease in the amount of industrially designated land is accounted for by redesignations east of Oaks Avenue, in the California Institute for Men, and along the San Antonio Channel east of Central Avenue. These areas are either committed over the long-term to other uses, or are not appropriate for industrial development.

- c. Overall, the amount of land designated for residential development has been increased, although average densities have decreased. In effect, the 1980 Land Use Element calls for lower overall densities, by decreasing the overall multiple family densities, and by increasing the amount of land available for lower density single-family development. Land available for large lot development in the Rural-Low and Rural-High designations has been increased by approximately 500 acres, or one third, mostly in the southeastern portions of the planning area. Land available for multiple family development remains approximately the same as in 1969, but densities have been reduced by designating more land for Multiple-Intermediate development, and less for Multiple-High development. This was accomplished generally in the Central portions of the City.
- d. The amount of commercially designated land has been increased along Central Avenue. The 1969 General Plan designated land for commercial development only as far north as Francis Avenue. This Land Use Element expands commercially designated land further north to Phillips Avenue, and further east along the Pomona Freeway between Philadelphia Avenue and Walnut Avenue. It is intended that the area between Philadelphia Avenue and Walnut Avenue will become the retail shopping core for the community as a whole.

TABLE IV-3

COMPARISON OF 1969 GENERAL PLAN
AND CURRENT LAND USE ELEMENT

<u>Land Use Category¹</u>	<u>CURRENT PLAN</u>		<u>1969 PLAN</u>	
	<u>Acres²</u>	<u>DU⁴</u>	<u>Acres²</u>	<u>DU⁵</u>
RD1 Res. Agric. (1 DU/acre)	734	734	775	775
RD2 Res. Agric. (2 DU/acre)	1,091	2,182	1,020	2,040
RD3 Res. (3 DU/acre)	10	30	220	440
RD4.5 Res. (4.5 DU/acre)	2,921	13,145	2,320	9,280
RD8 (8 DU/acre)	184	1,472	-0-	-0-
RD12 (12 DU/acre)	100	1,200	-0-	-0-
RD14 Res. (14 DU/acre) ECSP	34	476	190	2,280
RD20 Res. (20 DU/acre)	107	2,140	365	7,300
Regional Commercial	70		-0-	
General Commercial	462		635	
Neighborhood Commercial	43		30	
Office Commercial	9		-0-	
Business Park	317		-0-	
Service Commercial	170		-0-	
Light Industrial	972		1,065	
General Industrial	1,217		1,940	
Manufacturing Research	155		145	
Recreation/Education	555		810	
Urban Reserve	2,730		2,730	
Public	<u>840</u>	<u> </u>	<u>840</u>	<u> </u>
	12,721	21,379	13,085	22,115
Population Holding Capacity (3.3 persons/household: 1980 U.S. Census)		70,551		72,980

- ¹ Land use designations in 1969 Plan have been adjusted to reflect 1980 land use designations.
- ² Adjusted gross acres used for residential uses. Acreage net of arterials, freeways and railroad right-of-way used for other uses.
- ³ Includes only the area covered by the 1980 Plan.
- ⁴ Accounts for the maximum potential dwelling units permitted, exclusive of the State Affordable Housing Bonus provisions.
- ⁵ The 1969 Plan density estimate represents a mid-point target density; the plan could have yielded a population of 107,629, including the State Affordable Housing density bonus.

City of Chino
1984 Residential Development Application Approvals

INDEX	DEVELOPER/PROJECT LOCATION	NO. OF UNITS	
		<u>SINGLE FAMILY</u>	<u>MULTI-FAMILY APTS. CONDOS</u>
S.C.U.P. 410 ¹	Winbrook 11880 Vernon Avenue		185
S.C.U.P. 387	Lewis Homes (Phase V) Riverside & San Antonio Avenues	28	
S.C.U.P. 411 ¹	Pilgrim SEC Walnut & Norton Avenues	31	
S.C.U.P. 413	Warmington NWC Schaefer & Oaks	95	
S.C.U.P. 417	Warmington SEC Chino & Mountain Avenues	75	
S.C.U.P. 419	Harris-Hill NEC Ramona Avenue & Freeway 60		135
S.C.U.P. 422	Warmington Magnolia & Schaefer Avenues	184	
S.C.U.P. 430	Stuard Industries NWC Fern & Walnut Avenues	40	
.C.U.P. 439	USA Yorba Avenue S/o Riverside Drive		220
S.C.U.P. 441	Harris-Hill Walnut Avenue W/o Central Avenue		44
S.C.U.P. 443	Warmington Riverside & Wright Avenues		178
S.A. 523	USA Riverside Drive E/o Benson Avenue		120
Tract 12539	Classic SWC Riverside Drive & Fern Avenue	80	
S.C.U.P. 440	Classic San Antonio Avenue S/o Riverside Drive	21	
		554	697 185

¹ Approved December 1983

City of Chino
Population and Housing Projections

	<u>Population</u>	<u>Increase During Year</u>		<u>Dwelling Units</u>	<u>Increase During Year</u>	
		<u>No.</u>	<u>%</u>		<u>No.</u>	<u>%</u>
1980 ⁵	40,165	-	-	11,372	-	-
1982 ¹	43,062	819	1.9	11,715	217	
1983 ¹	43,881	1,680	3.8	11,732	520 ²	
1984 ¹	45,847	2,746	6.0	12,206	850 ⁴	
1985	48,593	2,100	4.3	13,056	650	
1986	50,693	1,777	3.5	13,706	550	
1987	52,470	1,292	2.5	14,256	400	
1988	53,762	1,131	2.1	14,656 ³	350	
1989	54,893			15,006		
1990 ⁶				15,207		
2000 ⁷	57,814			18,371		

Buildout

• Theoretical ⁸	89,021	26,976
• Realistic ⁹	68,143	21,097

- Note:**
- Population/housing figures as of January each year
 - Average population per household figure of 3.23 used for all increases.
 - Except for buildout, figures do not include major annexation of unincorporated areas.

¹Actual: California Department of Finance/Chino Building Division

²Includes 355 building permits; remainder as a result of annexation

³SCAG 82 estimate: 14,315 dwelling units

⁴Includes 800 building permits; remainder as a result of annexation

⁵Source: 1980 U.S. Census

⁶Source: Draft Chino Housing Element based on staff analysis

⁷Source: SCAG 82

⁸Source: Chino General Plan

⁹Based on staff analysis

APARTMENT/MOBILE HOME UNITS

CITY OF CHINO

<u>Apartment Complexes*</u>	<u>No. Units</u>
Kona Kai Village	162
Plum Tree	150
Spring Tree	150
King's Court	76
Chino Manor	30
St. James Place	23
Tahitian	16
13106 Seventh St.	13
12922-40 Ninth St.	12
5683 Park Pl.	18
Vista Park	40
Oldtimers (Steelworkers Foundation)	84
Village Crossing	108
	SUBTOTAL 882
 <u>Mobile Home Parks</u>	
El Rancho	50
Four Seas	33
The Lamplighter	260
Pembroke Downs	162
Ramona	48
	SUBTOTAL 553
	TOTAL 1,435

*in complexes of 12 or more units

SECTION V: IMPLEMENTATION

To implement the goals and policies of the Land Use Element, several major programs have been developed. These programs, though not exhaustive are intended to guide the actions of the City Council, Planning Commission, Redevelopment Agency and staff to achieve a balanced and quality environment as set forth in the goals and policies of the general plan and be responsive to Chino's residents, its business community and developers. As with any other organization, attainment of goals and policies require perseverance and continuing effort. While immediate concerns, pressures and needs may create a short term climate which encourages variance from this plan, adherence to the goals and policies of this plan implemented by the following program will be for the long term benefit of the City of Chino.

A. A COMPREHENSIVE MUNICIPAL CODE

Whereas, the Land Use Element and other elements of a General Plan establish direction based on goals, policies, findings, etc., the Municipal Code, in particular, zoning ordinance, is the primary implementation and enforcement tool a city can use to govern development. The following provisions capsulize the primary components of an ordinance for land uses established by this master plan for the City of Chino.

1. Relationship to the General Plan

The purpose and applicability for each zone should be developed, implementing the goals, policies, etc., of the community as stated in this General Plan. The text and maps of this plan provide guidance in the use of properties and development hereof. Prohibited, permitted and special review of a land use within a zone should reflect the descriptions, suppositions and values of this plan and the community. Development standards establishing minimum requirements, design flexibility when in the best interest of the city, findings for approval, procedures, etc., shall be provided.

2. Comprehensive Zoning Ordinance

A comprehensive zoning ordinance shall be developed to implement the Chino General Plan. With the myriad of issues, details and ever changing needs of the Chino Community, no attempt to quantify all required ordinance sections is provided. At best, only major zoning sections are presented.

3. Planned Development Program

As called for in the Policies chapter, a planned development process should be adopted by the City in order to more adequately review and implement planning policies. The traditional zoning ordinance relates primarily to the spatial arrangement and permitted uses of development. It has little to say regarding the design or the real quality of the environment. In addition, the policies proposed in this plan relate directly to a detailed review of proposed development which also allows great flexibility to the project proponent, the Planning Commission and the City Council in reaching land use decisions.

One means of accomplishing this end is to establish a process whereby the City will have the capacity to issue development permits much in the same manner as it does Tentative Tract Maps, zone changes, site approvals and the like. Chino currently has a procedure, the Planned Residential Development Regulations (Chapter 20.42, Chino Municipal Code), around which a comprehensive development permit program may be structured.

- a. Planned Development Process (PRD). The purpose of the Planned Development Process is to provide for greater flexibility in the design of projects and to promote a more efficient, aesthetically pleasing and desirable use of land when in the best interest of the City. The PRD shall comply with the Chino

General Plan and good planning practices when departures from the base zone standards is permitted. The PRD may be applied to those areas illustrated in Map V-1 (p. V-5) or when amenities and values of local or regional importance are identified. Values and amenities of local and regional importance include the implementation Federal or State housing programs.

- b. Zone Requirements -- The purpose of this Section is to establish the purpose and applicability of each zone. Permitted, prohibited and special uses shall be defined. Base zone standards including minimum development standards, findings, procedures and other references shall be formulated. These zone requirements which implement the goals and policies of the Land Use Element will be the basis from which the suitability of a project will be evaluated.

- c. Zone Designations -- When the Planned Development Overlay District is applied, the prefix RPD-, CPD-, IPD-, or other applicable designation shall be applied to the base zone designation.
- d. Planned Development Application -- The new Planned Development Process is mandatory for developments within a PRD zone. Major expansions, improvements and changes to existing developments within the PRD zone may be required to process a planned development application.
- e. Conditions -- Each planned development permit may be conditioned in much the same manner as a Conditional Use Permit or a Tentative Tract Map is conditioned. These conditions may contain not only specific requirements for the specific site, but can also contain informational requirements which relate to other ordinances of the City, or specific provisions of the General Plan. Such informational conditioning can serve a valuable function by making individuals aware of requirements or policies which they otherwise may overlook or of which they may simply be unaware. For instance Section III contains specific policies relating to energy conservation. Such should as a matter of course be conditioned into a Planned Development Permit in order to inform developers of the presence and the fact that they are required.
- f. Modifications -- From time to time, it will be necessary to modify provisions of the zoning ordinance. Minor amendments may be completed by Staff. Major amendments shall be approved by the Planning Commission and City Council.

4. Modifications to Existing Zones

The Comprehensive Zoning Ordinance, as presently adopted, provides detailed guidance for the development and subsequent use of property within the city. Modifications are, however, being proposed to reflect the policies and guidelines recently established within this Land Use Element. The existing zoning ordinance sections are affected as follows:

- a. A-A Agricultural Zone -- No changes proposed.

2. Modifications to Existing Zones

The Comprehensive Zoning Ordinance, as presently adopted, provides detailed guidance for the development and subsequent use of property within the City. Modifications are, however, being proposed to reflect the policies and guidelines established within this Land Use Element. In general, the following involves four major types of proposed change:

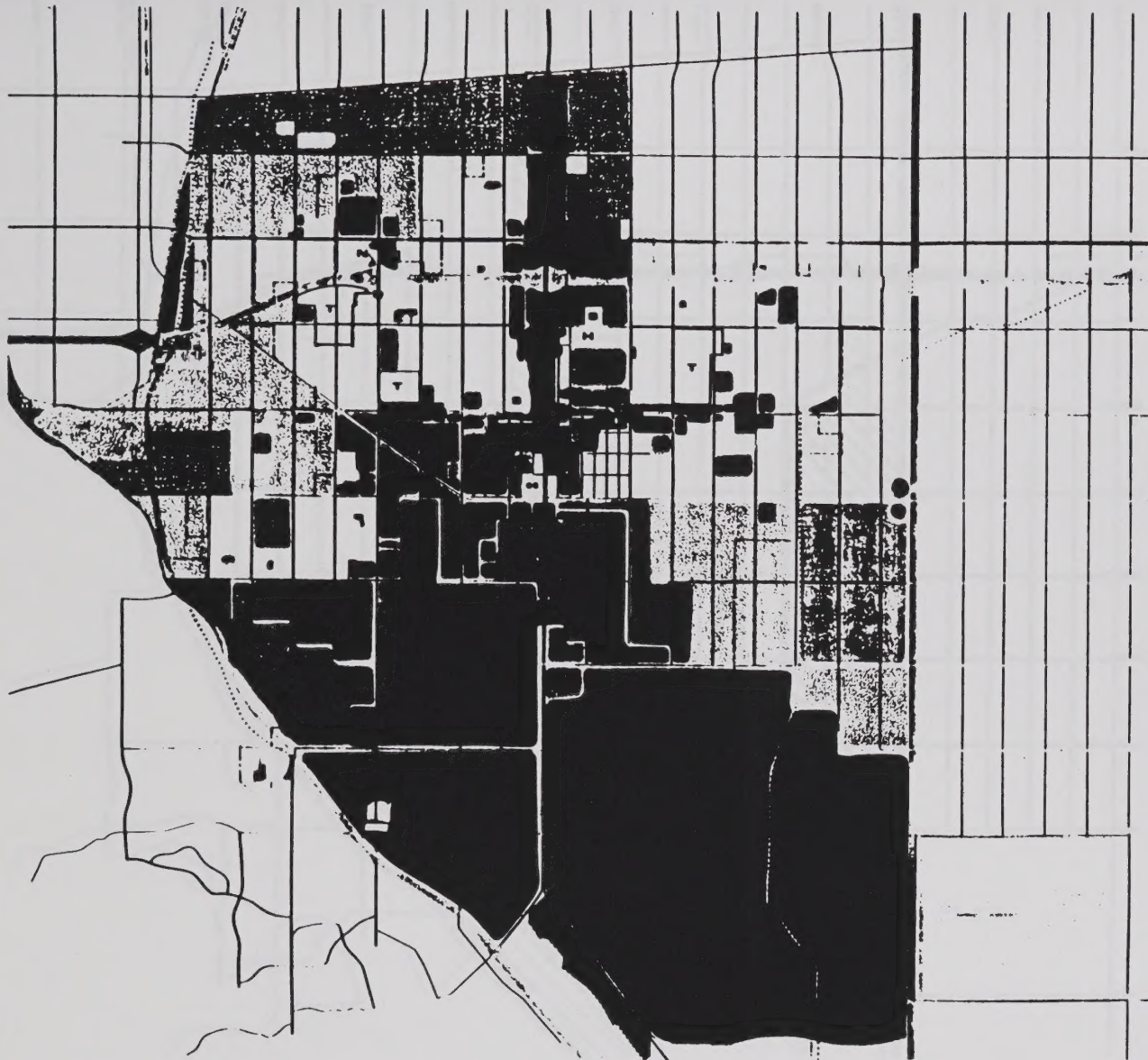
- Elimination of minimum dwelling unit size
- Requirement for a Planned Development Permit
- Increase lot area requirements
- Adjust permitted uses

a. A-A Agricultural Zone -- No changes proposed.

CITY OF CHINO

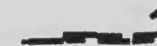
GENERAL PLAN PROGRAM

LAND USE MAP



		MAXIMUM UNIT DENSITY PER ACRE	TARGET DENSITY PER ACRE
RESIDENTIAL			
	RURAL-LOW	0-1	-
	RURAL-HIGH	0-2	-
	SUBURBAN-LOW	2-4	2
	SUBURBAN-HIGH	3-7	4
	MULTIPLE-INTERMEDIATE	8-12	12
	MULTIPLE-HIGH	12-24	20
COMMERCIAL			
	REGIONAL		
	GENERAL		
	NEIGHBORHOOD		
	OFFICE		
INDUSTRIAL			
	BUSINESS		
	SERVICE		
	INDUSTRIAL PARK		
	LIGHT		
	MANUFACTURING RESEARCH		
	GENERAL		
OPEN SPACE			
	RECREATION/EDUCATION		
	URBAN RESERVE		
PUBLIC INSTITUTIONAL			
	PUBLIC		
	TRANSITIONAL AREA		
	PUBLIC SCHOOL		

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urban planning & development

CITY OF CHINO GENERAL PLAN PROGRAM

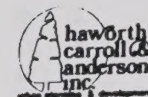
PRIMARY PLANNED DEVELOPMENT PERMIT AREAS*



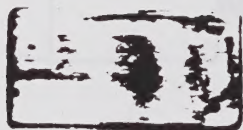
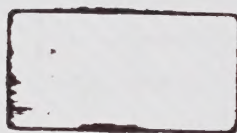
PLANNED DEVELOPMENT
PERMIT AREA

*AREAS IN WHICH THE PLANNED DEVELOPMENT
PERMIT PROCESS WOULD BE USED IN NEARLY
ALL CASES. THE USE OF THIS PROCESS IS
STRONGLY ENCOURAGED ELSEWHERE IN THE
COMMUNITY.

MAP V-1



—



- b. A-1 Limited Agriculture Zone -- Eliminate minimum dwelling unit size. The Uniform Building Code regulates the health and safety aspects of building construction, and size is not necessarily a function of quality. In addition, recent legislation and court decisions leave in question the legality of such minimum dwelling unit size requirements.
- c. A-2 General Agriculture Zone --
- (1) Eliminate minimum dwelling unit size.
 - (2) This zone may be used as a holding zone. In cases where large parcels of land may either be in agricultural development, or where they are lying vacant, this zone could be used to hold them as presently used until they are ready or available for development. This is especially the case with large tracts of undeveloped land to the east of the Cypress Channel, and to the south of Edison Avenue.
- d. R-A Residential Estate Agricultural Zone --
- (1) Eliminate minimum dwelling unit size.
 - (2) Require a Planned Development Permit as outlined in A-1 of this Chapter. This will serve to require that any future development involving more than one unit where land will be divided will require a Planned Development Permit. It is intended that this zone will serve to implement the Rural-Low designation.
- e. R-1-1500 One-family Dwelling Zone --
- Eliminate this zone in favor of the proposed Planned Development Permit Zone (see page V-2).
- f. R-1 One-family Dwelling Zone --
- (1) Eliminate minimum dwelling unit size.
 - (2) Require a Planned Development Permit as outlined. It is intended that this zone, plus the R-2 and R-3 zones will serve to enforce

to enforce zoning provisions primarily in presently developed residential areas, but will not be used for most new development involving more than one unit.

g. R-2 Multiple Dwelling Zone

- 1) The R-2 Multiple Dwelling Zone shall be retitled as RD12-Residential.
- 2) Greater emphasis on open space and recreational amenities, unit features and size, landscaping and building setback and separations shall be provided.

h. R-3 Multiple Dwelling Zone

- 1) The R-3 Multiple Dwelling Zone shall be retitled as RD20-Residential.
- 2) Greater emphasis on open space and recreational amenities, unit features and size, landscaping and building setback and separation shall be provided.

i. A-P Administrative and Professional Office Zone -- No changes proposed.

j. C-N Neighborhood Convenience Center Zone --

- 1) Apply zone only to land which is currently zoned and developed as such. The proposed Commercial Planned Development Zone should be used to regulate currently undeveloped land designated in the Land Use Element as Neighborhood Commercial.

k. C-1 General Commercial Zone --

C-2 Highway Commercial Zone --

- 1) Eliminate provisions allowing apartment houses in the C-1 zone. The provisions that allow apartments in the C-1 zone can lead to an inconsistent and, at times, incompatible land use pattern with the City.
- 2) Require a minimum twenty foot setback from the public right-of-way if no parking is provided within the front setback. Require deeper setbacks to accommodate parking, but at all times provide a minimum ten feet landscaped setback adjacent to the public right-of-way.

(3) Require outdoor storage or sales facilities be screened from the public right-of-way by landscaping. The landscaping may be low to allow visibility into outdoor sales areas such as automobile sales lots.

(4) Require a minimum of 5% of any lot to be landscaped.

(5) All new construction requires a Planned Development Permit.

l. C-M Commercial Manufacturing Zone --

(1) Require no minimum lot size, but require that any application for development in this zone be subject to a Planned Development Permit which covers no less than 1 acre.

(2) Change building height to two and one-half stories or 35 feet.

(3) Require a minimum setback of 20 feet from the public right-of-way, with at least a ten foot landscaped strip adjacent to the public right-of-way.

(4) Change name to Service Commercial Zone, or delete CM zone and prepare new Service Commercial Zone.

m. M-R Manufacturing Research Zone-L-

(1) Require a Planned Development Permit as outlined in Section A-1 of this chapter.

n. M-1 Light Industrial Zone --

(1) Require a minimum 1/2 acre lot size rather than 7,200 square feet. This will encourage large single users and help to funnel smaller uses into the Industrial Park and Service Commercial categories.

(2) Eliminate retail or sales uses unless they can be shown to be entirely secondary and ancillary to permitted manufacturing uses. Those uses which are eliminated may be allowed in the existing C-M and proposed Business-Park zones.

(3) Require a minimum lot width of 100 feet, and a minimum lot depth of 120 feet.

(4) Require that all outdoor storage be behind the front setback of the main building, and that front yard areas be used exclusively for parking and/or landscaping.

o. M-2 General Industrial Zone --

- (1) Require a one acre minimum lot size for the reasons stated in (n) above.
- (2) Require a minimum lot width and depth of 200 feet and 120 feet respectively.
- (3) Require that all outdoor storage of materials, and/or outdoor manufacturing process be screened from public view and located behind the main building, with front yard areas being used exclusively for parking and/or landscaping.
- (4) Eliminate retail and sales uses as provided in (n-2) above.

p. O-S Open Space Zone --

No changes proposed.

q. S-P Supplemental Parking Zone --

Eliminate the zone. Parking is not a distinct use, but a necessary adjunct to other residential, commercial and industrial uses. If parking lots are required to relieve parking congestion, they should be permitted in the zone which they serve subject to a Conditional Use Permit.

3. New Zone Classifications

Several new zone classifications should be adopted to further implement the policies outlined in Chapter III and the Land Uses outlined in Chapter IV. The following is intended to give a general outline of the contents, intent and purpose of each of these proposed zones in order to provide adequate guidance for the future preparation of specific zoning district language.

Four new zones are recommended for adoption, one each in the residential and commercial categories, and two new industrial zones. In general, these zones all would require a Planned Development Permit in order to provide adequate flexibility in their administration, and in order to achieve the high level of design control called for in the Land Use Element policies.

a. Residential Planned Development

Area of Applicability: The residential planned development process may be applied to any single family zone where more flexible design standards are desirable and beneficial to the City of Chino.

Permitted Uses: Generally, permitted uses will only be residential in nature or directly related uses such as parks, pools or other recreational facilities. The number of units per acre will not exceed densities provided for in the Land Use Element.

Lot Sizes: No minimum lot size should be applied except in the Rural-Low and Rural-High designations. In these two designations minimum lot sizes should be one acre and one-half acre respectively.

Units per Acre: The number of permitted units per acre will be as spelled out in the Land Use Element.

Parking, Landscaping, Setback and Other Requirements: While the RPD zone is designed to allow maximum flexibility, requirements will still be necessary, both to establish minimums, and to establish a point of departure. The zone which most closely approximates the uses applied for the densities desired would apply. Table VI-1 gives guidelines in this regard. The provisions of Chapters 20.46, 20.48 and 20.50 of the Comprehensive Zoning Ordinance will provide the basic standards for parking, walls, landscaping and yards, even though the Planning Commission may vary from these requirements given appropriate findings of fact.

Administration: The RPD zone would be administered through the Planned Development Permit process.

b. Commercial Planned Development

Area of Applicability: This designation would be applied to all land designated for commercial development within the Central Avenue Specific Plan boundaries, to all areas designated as Neighborhood Commercial on the Land Use Element Map, and to all land designated as commercial but presently not used for commercial purposes.

Permitted Uses: Only commercial uses may be permitted. The range of uses permitted in CPD zone as applied to land designated as Neighborhood Commercial may closely approximate those permitted in the current CN zone. Uses permitted in the CPD zone in other areas should approximate those permitted in the CG zone and CN zone with the exception that no multiple family units may be allowed.

Lot Sizes: No minimum lot sizes should be applied.

Parking, Landscaping, Yards, Walls and Other Requirements: While the specific provisions of the CPD zone would be administered through the Planned Development Permit, minimum requirements contained in the C-2 zone as well as those contained in Chapters 20.46, 20.48 and 20.50 of the Comprehensive Zoning Ordinance would apply.

Administration: The CPD zone would be administered through the Planned Development Permit process. Also, where the CPD zone is applied to the land designated as Neighborhood Commercial, the zone should be appropriately suffixed (i.e. CPD-N).

c. Industrial Park

Area of Applicability: This designation would be applied to areas designated as Industrial Park on the Land Use Element Map.

Permitted Uses: Permitted uses would be limited to industrial uses which are considered light in nature, or uses for which it can be demonstrated that noise, fumes, vibrations, or appearance approximates that commonly found in light industrial areas. Light industrial uses can include such activities as:

--Research and Development Laboratories

--Manufacturing of such commodities as:

Pharmaceuticals
Photographic Equipment
Medical and Dental Supplies
Electronic Equipment
Communications Equipment
Data Processing Equipment
Graphics and Art Equipment
Precise Measuring or Optical Equipment

--Publishing uses including printing, bookbinding, record processing, blueprinting

--Service Stations

--Accessory administrative, professional and business offices.

Lot Sizes: No minimum lot sizes should be required, but the minimum parcel size for the purpose of planning approval should be five acres.

Parking, Landscaping, Setback and Other Provisions: In general, the provisions of Chapters 20.46, 20.48 and 20.50 of the Comprehensive Zoning Ordinance should apply. Landscaping should be equivalent to 15% of the project site, with a wide mixture of trees and ground covers. Landscaped areas should include the front setback, other areas with street frontage, project boundaries, and parking lots. An approved landscape plan should be required prior to approval of final plans.

Administration: The Industrial Park zone should be administered through the provisions of the Planned Development Permit. Precise uses intended for each development in the zone should be included as part of the Permi

d. Business Park

It is the intent of this zone to allow a combination of commercial activity, business and professional offices, and industrial uses which will predominantly provide support services to nearby industrial uses and employment within other M zones. It is the purpose of this zone to permit land uses which, while they are not strictly manufacturing in nature, provide products or services which relate to nearby areas of industrial land usage.

Area of Applicability: This proposed zone district should be used in areas designated as Business Park on the Land Use Element Map.

Permitted Uses: In general, only activities which serve the support business needs of industrial activities shall be permitted. This can include the support needs generated by an industry's manufacturing processes, employees, customers and clients. No activity shall be permitted which does not predominantly provide such support services. This includes retail, office or service uses commonly serving the shopping needs of residential areas. More specifically, permitted uses could include the following:

--Professional Offices, such as:

- Accountants
- Attorneys
- Dentist, doctors, etc., with an industrially related practice
- Engineers, architects, planners, etc.

--Business Offices, such as:

- Advertising agencies
- Banks and other financial offices
- Employment agencies
- Escrow and real estate companies specializing in industrial properties
- Insurance companies specializing in industrially related policies
- Laboratories
- Headquarters offices
- Photographers, artists, etc. specializing in industrial graphics
- Travel agencies specializing in business related travel

--Hotels, motels, and associated retail shops and services

--Restaurants, lunch counters, delicatessens, cafe or cafeteria

--Service Stations

--Government facilities

--Political, civic, ellemosynary, and charitable organizations

--Retail or wholesale uses which provide direct sales to industrial employers as the predominant portion of their trade, or retail uses whose predominant customers are institutional in nature. Such uses may include, but not be limited to:

- Technical book stores
- Artist, graphics or office supply shops

Barber and beauty shops
Laundries and cleaning establishments (except that the
cleaning plant shall not be on the premises)
Small repair shops
Hardware and related supply shops which do not serve
household needs
Printing and reproduction services
Any other commercial service which is restricted in
scope so as to service and be accessory to the
industrial community

--Manufacturing Uses: Manufacturing uses which are light in nature, and which are conducted wholly within an enclosed building. Generally, those uses which are allowed within the MR zone should be allowed in the Business Park zone. The intent here is to limit such uses to small concerns with relatively limited space requirements which tend to provide subcontracting services to larger manufacturing concerns.

Lot Sizes: Except for existing lots of less than five acres, no parcel submitted for approval should be less than five acres. Several parcels can be involved, however. No minimum lot size need be involved. Development of an approved site plan may be accomplished in phases, so long as the phasing plan is approved at the time of site plan approval.

Parking, Landscaping, Setback and Other Revisions: In general, the provisions of Chapters 20.46, 20.48 and 20.50 of the Comprehensive Zoning Ordinance should apply with the following guidelines:

1. Building design and layout should be compatible with (but not necessarily identical to surrounding proposed or existing development. The use of materials should be closely regulated with metal sided buildings being prohibited. Building materials should be such as to help give adequate architectural relief. Staggered building setbacks should also be encouraged.
2. Parking should not be in large parking lots, but rather in the form of smaller parking areas broken up by appropriate building mass. Parking areas should be well landscaped and shaded; a standard of at least one tree per five parking stalls would be appropriate. The use of landscaped fingers should be encouraged, with the width of the fingers being at least 10 feet. Narrower fingers lead to maintenance problems over the long run.

3. Landscaping should be at a minimum be 15% of the total site, not including landscaping within parking areas. As a general rule, front setback areas should be heavily landscaped.

Administration: The Business Park zone should be administered through the provisions of the Planned Development Permit. Precise uses intended for each development in the zone should be included as part of the Permit.

e. RD4.5A (Residential) Zone

It is the intent of this zone to reflect the unique neighborhood characteristics and the desires of the residents to provide lower density residential development.

Area of Applicability: This proposed zone district should be used for the residential neighborhood east of Monte Vista Avenue, west of 5th Street, between Chino and Schaefer Avenues.

Permitted Uses and Development Standards: While similar to the RD14 (Residential 14 d.u./acre) zone, this zone would permit only single family and duplex dwellings with a minimum of 8,000 square feet per dwelling unit. This is lower than the standard RD14 density of a minimum of 3,600 square feet per dwelling unit. Each lot would be required to have an average minimum width of 100 feet. All residential parcels within the area would be allowed to have two dwelling units, even if they had less than 16,000 square feet of land area and less than 100 feet of width, as long as they were in existence as a single lot with separate ownership from abutting lots prior to June 1, 1982.

B. MINIMUM SERVICE AVAILABILITY CRITERIA FOR DEVELOPMENT

The City should adopt minimum criteria for service availability as part of the whole development review process. While proposed developments may meet the minimum design criteria of this Land Use Element, and the more specific criteria of the Comprehensive Zoning Ordinance, the actual construction of the proposal may, in some cases, not be appropriate until adequate public facilities and services can be provided, reasonably extended, or will be provided in the foreseeable future.

1. Developers, in order to receive approval for their projects, should be able to show that public services and facilities can be provided given the following criteria:

- a. Sewer Capacity

Adequate sewer capacity is currently available, or will be available upon issuance of certificates of occupancy. A letter to this effect could accompany the filing a final tract map, parcel map, or any other final document.

- b. Sewerage Treatment Capacity

Adequate capacity of the appropriate nature is currently available, or will be available prior to occupancy. A letter to this effect may accompany the filing of a final tract map, parcel map, development permit or any other final plan or document.

- c. Water Service

Adequate and appropriate water service beyond that normally provided by the developer is currently available or will be available prior to occupancy. A letter to this effect may accompany any final tract map, parcel map, development permit, or any other final plan or document.

d. Drainage

Adequate drainage facilities in conformance with City plans and standards are available at the time of occupancy with or without extensions installed by the developer. Documentation to this effect may be submitted with any final map, parcel, development permit or any other final plan or document.

e. Police Protection

Adequate police protection will be available at the time of occupancy. The goal of the City is to maintain a minimum five minute emergency response time at all times. Documentation to this effect may be submitted with any final tract map, parcel map, development permit or any other final plan or document.

f. Fire Protection

The City should attempt to maintain first alarm response time of five minutes for any development. Documentation to this effect may be submitted with any final tract map, parcel map, development permit or any other final plan or document.

g. School Facilities

Appropriate public school facilities meeting the standards of the Chino Unified School District will be available prior to occupancy of residential developments. Documentation to this effect should be handled in the present manner with the collection of school fees.

h. Park Facilities

Adequate recreational facilities are available, or will reasonably be available given the Parks and Recreation Master Plan. All required dedications or fees in lieu shall have been paid. Documentation to this effect may be submitted with the filing of any final tract map, parcel map, development permit or any other final plan or document.

2. Provision of Services

While these facilities and services are commonly provided by public and/or private agencies, developers wishing to provide them through their own auspices may do so if the services provided meet City standards and plans are in conformance with the various City facility master plans, and the City is willing to take the appropriate dedications. Likewise, services and facilities can be extended through the auspices of one developer, with a reimbursement account being established which will serve to reimburse the developer as projects using the same facilities are completed.

C. SPECIFIC PLANS

Because the Land Use Element itself must treat development trends at a City-wide scale, specific plans are often needed to treat issues unique to particular areas. Specific plans provide a means by which the City can set land use policy at greater detail than the Land Use Element can, yet provides a scope that is broader than the usually site specific zoning ordinance. Thus, specific plans provide a bridge between the overall policies and proposals of the Land Use Element, and the zoning ordinance where such is needed.

1. The Nature of the Specific Plan

Section 65450.1 of the State of California Government Code allows specific plans:

"The legislative body or the Planning Agency may designate areas within a city or a county for which the development of a specific plan will be necessary or convenient to the implementation of the General Plan. The planning agency may, or if so directed by the legislative body, shall prepare specific plans for such areas and recommend such plans to the legislative body for adoption."

A landowner(s) may also request the adoption of a specific plan to provide the public with assurances regarding the development of his land, to achieve coordination between landowners within a specific area, or to set standards for the long term development of very large tracts of land.

Specific plans may be as simple as a roadway layout for a series of small parcels under multiple ownership, or as comprehensive as a General Plan with long range plans, standards, programs and proposed legislation. At a minimum, specific plans can treat any, or all, of the following:

- The location of housing, business, industry, open space, agriculture, recreation facilities, educational facilities, churches and other religious facilities, public buildings and grounds, waste disposal facilities, including regulations establishing height, bulk and setbacks.
- The location and extent of roads, their names, widths, construction and maintenance.
- The location and standards of construction, maintenance and use of all types of public and private transportation facilities.
- Standards for population density and building density, including lot size, permissible types of construction, and provisions for water supply, sewage disposal, storm water drainage, and the disposal of solid waste.
- Standards for the conservation, development, and utilization of natural resources, to include procedures for flood control, prevention of pollution, regulation of land use in wildlife areas, the prevention and control of soil erosion, and the protection of watershed.

- Means to insure the preservation of open space, to include the preservation of natural resources, the managed production of resources (mineral, lumber, agriculture, water, fish, etc.) the use of open space for outdoor recreation, and the insurance of public health and safety.
- Any other measures as may be necessary or convenient to insure the execution of the General Plan.

2. Proposed Specific Plan Areas

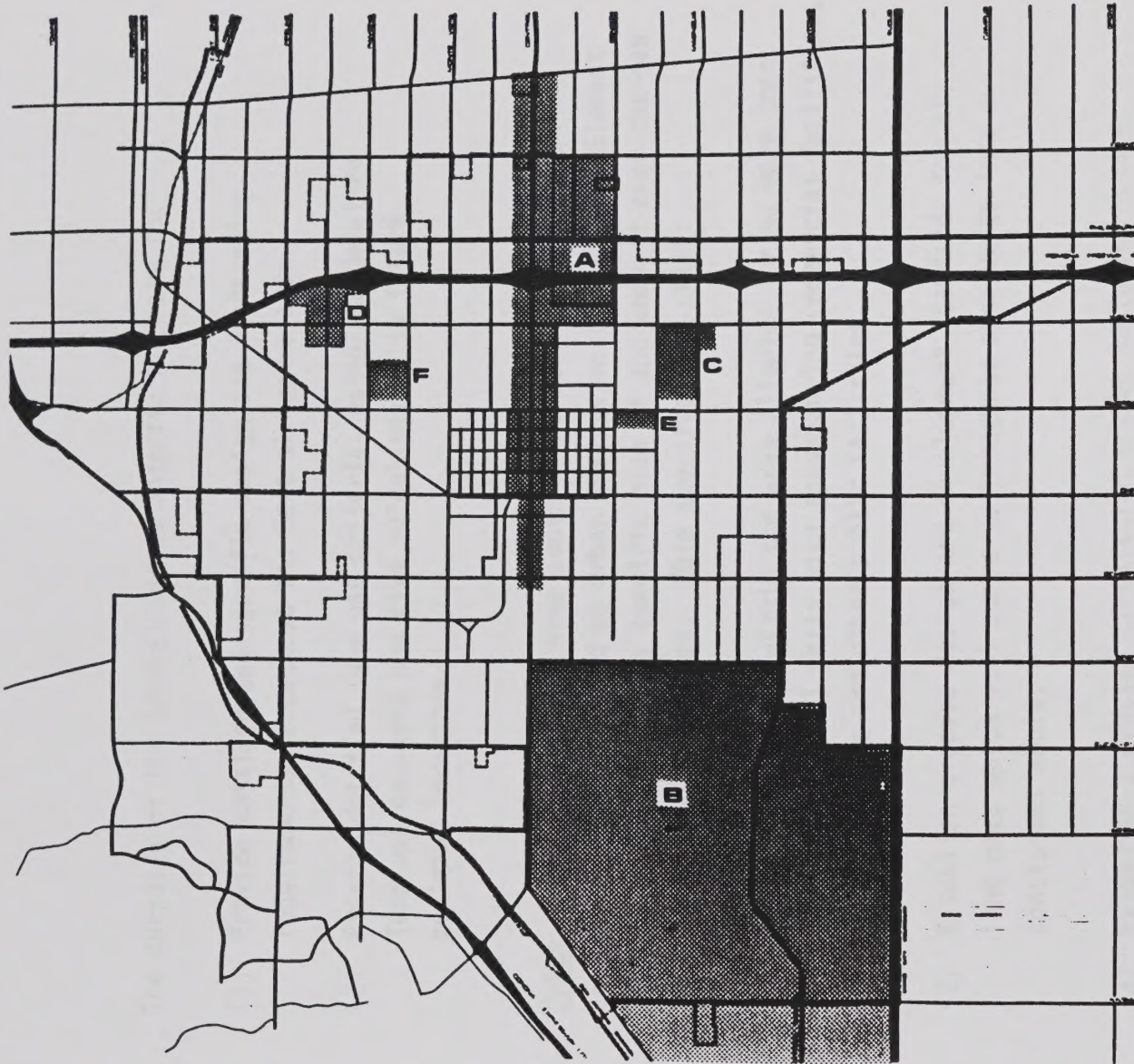
The areas shown on Map V-2 are areas for which the preparation of a specific plan will be required prior to development, or further intensification of uses. Each of these areas has problems or opportunities which present ordinances or procedures which cannot adequately be addressed on a site-by-site basis, or which the Land Use Element cannot address in sufficient detail. This section outlines the general purposes which a specific plan should achieve in each area. If landowners or the City Council desire additional regulation or detailing, these may be added in the preparation of the specific plan, provided consistency with the General Plan is maintained. Once a specific plan is completed, it must be reviewed at one or more public hearings before the Planning Commission, and before the City Council. Upon approval, the specific plan should, by reference, be incorporated into the General Plan, and become part thereof.

- a. Central Avenue Area: The area extending northward from Schaeffer Avenue to Phillips Avenue on either side of Central Avenue has been designated as a specific plan area. The preparation and adoption of the Central Avenue Specific Plan was accomplished at the same time as the preparation of the Land Use Element, and will at the time of adoption of this Element and the Central Avenue Specific Plan become part of the Land Use Element, although under separate cover.

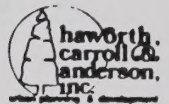
CITY OF CHINO GENERAL PLAN PROGRAM

RECOMMENDED SPECIFIC PLAN AREAS

- A. CENTRAL AVENUE AREA
- B. URBAN RESERVE AREA
- C. ROSS AVENUE
- D. NORTON AVENUE
- E. SEVENTEENTH STREET
- F. WRIGHT AVENUE



MAP V-2



The purposes of the Central Avenue Specific Plan are to:

- (1) Provide detailed and specific design and landscaping requirements throughout the Central Avenue area.
- (2) Provide detailed land use criteria, establish detailed land use patterns and give guidelines as to future building locations.

b. Urban Reserve Area: The area south of Edison Avenue and east of Central Avenue designated as Urban Reserve on the Land Use Element map shall be subject to a specific plan if and when it ever changes to a non-institutional use. This specific plan shall:

- (1) Allocate land uses within the area allowing for no more than 8,000 residential units with accompanying commercial facilities, schools, parks and other public facilities.
- (2) Establish precise design and development standards for all land uses which will serve to integrate such units into a consistent whole.
- (3) Establish a precise circulation system including future roadway alignments and design standards.

c. Ross Avenue: The Ross Avenue area, designated as a transitional area on the Land Use Element Map, is dominated by large, narrow lots under a multiplicity of ownerships. Prior to any intensification of residential land uses through changes in zoning to higher density residential in this area a specific plan should be required as follows:

- (1) When at least 50% of the landowners in a block request such a change.
- (2) To develop precise policies, maps, diagrams and texts which address phasing, circulation, design issues, and cooperation between landowners.

- (3) To provide for the combination of existing lots into more easily and efficiently developed parcels.
- d. Norton Avenue: The Norton Avenue area, designated as a Transitional area on the Land Use Element Map, is dominated by a mixture of parcel sizes, some of which are easily developed, others of which are not due to their long, narrow shape. The area is currently being annexed and prior to any intensification of residential land uses through changes in zoning to a higher density a specific plan should be required as follows:
- (1) When at least 50% of the landowners in a block desire a more intense residential usage.
 - (2) To develop precise policies, maps, diagrams, and texts which address phasing, circulation, storm drainage, sewer provisions, design issues and cooperation between landowners.
 - (3) To provide for the combination of existing lots into more easily and efficiently developed parcels for planning purposes. This does not mean that one property owner must sell to or buy another out. Rather, more than one lot, each under different ownership can apply for development under one plan and application.
- e. Seventeenth Street: The area between Benson Avenue and Oaks Avenue south of Riverside Drive and north of Seventeenth Street is characterized by long, narrow parcels, some with difficult access problems, other being too narrow to develop properly. A specific plan should be developed for this area which:
- (1) Details a precise circulation system.
 - (2) Makes provisions that unless the Specific Plan is adhered to, no more than one dwelling unit per lot over and above existing units may be permitted.

(3) Provides criteria for buffering between the presently proposed Multiple-High density uses and the existing Suburban-High density uses to the south.

(4) Provides for lot combinations whereby more than one parcel may apply for development under the same application.

f. Wright Avenue: The Wright Avenue area, designated as a Transitional area on the Land Use Element Map, is dominated by a mixture of parcel sizes, some of which are easily developed, others of which are not due to their shapes. Prior to any intensification of residential land uses through changes in zoning to higher density residential in this area a specific plan should be required as follows:

(1) When at least 50% of the landowners in a block request such a change.

(2) To develop precise policies, maps, diagrams, and texts which address phasing, circulation, storm drainage, sewer provisions, design issues and cooperation between landowners.

(3) To provide for the combination of existing lots into more easily developed parcels for planning purposes. This does not mean that one property owner must sell to or buy another out. Rather, more than one lot, each under different ownership can apply for development under one plan and application.

- g. Magnolia Avenue: The area along the east side of Magnolia Avenue between approximately 220 feet south of Riverside Drive and Magnolia Junior High School is designated as a transitional area on the Land Use Element Map. It is a relatively small area of long, narrow parcels surrounded by more intensively planned or developed suburban residential uses. Most of the parcels are being used as rural residential properties with corrals, stables or small barns and a variety of farm animals. The transition to suburban residential land uses should be required when the following conditions are met:
1. When at least 50% of the landowners in the area request the change to RD4.5;
 2. A specific plan is developed for the entire area which addresses phasing, circulation, financing of required public facilities and services, unique design issues, if any, and cooperation between property owners.
- h. Majestic Spectrum Specific Plan: The Majestic Spectrum Specific Plan area is located in the southwest part of the City generally bounded on the north by Roswell Avenue, on the east by Ramona Avenue, on the south by Eucalyptus Avenue, and on the west by State Highway 71. The plan area encompasses approximately 400 acres of land designated for various commercial and industrial uses. The provisions and standards of the specific plan, as amended, shall apply to the development of this area.

With reference to General Plan Amendment No. 124, the following land use intensity standards shall apply:

1. The maximum permitted coverage for commercial building footprints is twenty-seven percent (27%) of the net planning area. The total trip budget of the Environmental Impact Report for General Plan Amendment No. 124/Majestic Spectrum Specific Plan Amendment No. 7 shall control the maximum coverage and building intensity for proposed uses, as delineated in the Final Environmental Impact Report for General Plan Amendment No. 124/Majestic Spectrum Specific Plan Amendment No. 7, Table 5.1-1 (page 5-12).
2. Maximum coverage and building intensity may be greater for an individual lot provided that the applicable maximum coverage requirements are not exceeded for the planning area in which the lot is located (see Final Environmental Impact Report for General Plan Amendment No. 124/Majestic Spectrum Specific Plan Amendment No. 7, Table 5.1-1, page 5-12).

D. ECONOMIC DEVELOPMENT PROGRAM

In order for the City to exert as much public control over the development of its economic base, and especially the industrial sector, direct and positive means of influencing the private locational decisions of potential new manufacturing employers will have to be developed. While the private market generally makes viable, yet short term decisions, the City's prime interest lies with the long term success of commercial and industrial development. These two time frames must be wedded effectively in order to establish both short term and long term success.

It is proposed that a two part economic development program be adopted. The first part involves the marketing of Chino as an excellent location for future industrial and commercial development. The second part of the program involves developing an effective organization for meeting the City's future economic needs and implementing its commercial and industrial policies.

1. Program Objectives

a. The overall objectives of the recommended Economic Development Program are:

- To increase industrial employment within Chino for existing residents; and
- To improve the economic base of the City.

b. These goals can be achieved through the accomplishment of the following specific objectives:

- Maintenance of an average employment density for new industrial acreage absorbed at 30 employees per acre and 20 resident-employees per acre.
- Location in Chino of at least three new major manufacturing firms employing at least 150 people per year.

c. The strategy for accomplishing the objectives of the industrial action program is comprised of the following components.

(1) Gain the support and involvement of the community.

- One important factor in influencing firms to choose a particular site is the degree to which the prospective firm feels welcomed in the community. The community must support the program and must be knowledgeable of the program's goals and objectives.

(2) Exercise some control over the type of industry that comes into the City.

- Firms that satisfy developer interests may not necessarily satisfy the City's best interests. The City should seek to locate labor and capital intensive firms that generate high direct and indirect local economic benefits and employment. The merits of each industry should be evaluated in terms of these criteria.
- (3) Focus marketing efforts on attracting large labor and/or capital intensive industries.
 - Complete public improvements that would enhance near-term industrial development.
 - (4) Facilitate future industrial development through site preparation and direct solicitation of prospects.
 - Industry will locate in Chino if their needs can be met quickly and relatively easily. The negotiations between landowners and final users (developers) can sometimes be simplified and expedited, with the City acting as a party to the discussions.
 - (5) Focus on "target" industries and firms in selected locations.
 - The concentration of effort should be made on those firms in those areas most likely to produce results. "Hard, need-to-know facts" should be used to inform industrial decision-makers of Chino's industrial potential.
 - (6) Facilitate industrial development by the private sector, do not replace it.

2. Marketing Chino

A successful Economic Development Program will be one which facilitates the site selection process for desirable development projects within the Chino Planning Area. Initially, this requires sensitivity

to emerging demands. Chino, for example, can anticipate the demand for new plant sites to be generated by (1) the opening of new businesses; (2) the expansion of existing businesses, either through new products and/or new operations; (3) through business dissatisfaction with its present site and conditions; and through a need to expand a firm's market area.

Theoretically, site location is a systematic process whereby a firm first identifies its needs and then conducts a search for a proper geographical area in which to locate. After an appropriate area has been selected, a more specific analysis of potentially available land is made. Finally, specific site alternatives are chosen and evaluated. As a practical matter, larger firms are more likely to follow the above site location process than are smaller firms. In the smaller firm, proximity to place of residence, or simple "chance" determines eventual location.

The Economic Development Program must convey to potential developers the assets of the City. Meaningful reasons must be provided for him to select Chino over any other location. The Economic Research Bureau of the San Diego Chamber of Commerce has prepared the following list of factors affecting site location:

Factors Essential to Almost Every Site Location

- Labor -- availability, cost, productivity and stability
- Good transportation
- Favorable business climate
- Energy availability and cost
- Availability of industrial properties

Factors Very Important in Site Location Decisions

- Proximity to markets
- Total tax load
- Quality of living
- Regulations/approval speed

Factors Sometimes Important in Site Location Decisions

- Climate
- Supplier proximity
- Housing/living costs
- Support services
- Water availability and cost
- Special incentives

A successful program should effectively communicate the assets of Chino to prospects who are attracted to such assets and who are looking for an industrial site. In this regard, the City has some very definite strengths to offer industrial prospects. These strengths include a good quality living environment, moderate housing and living costs, ample community support services, a highly skilled labor force, and an advantageous location from which to serve a Los Angeles and Orange County market area. Emphasis also should be placed on correcting weaknesses. For Chino, its industrial development potential could be enhanced by initiating action to upgrade State Route 71 to a full freeway status as well as other access routes to the City's major industrial areas, and soliciting broader-based public support for encouraging future industrial development.

3. Developing an Effective Organization -- Economic Development Corporation

The Economic Development Program can be implemented by establishing a non-profit Economic Development Corporation (EDC) that will have as its primary function the encouragement of industrial and commercial development in Chino by being the focal point of the industrial marketing effort.¹

a. Function

The EDC is recommended as an appropriate organization to "spearhead" the marketing program because it uniquely combines the "marketing

¹Also commonly known as Local Development Corporations and Community Development Corporations.

tools" of both the public and private sectors. The EDC can act as the focal point for negotiation between the private sector and the public sector. It has the capability to react quickly to the needs of its clients because it has knowledge of all aspects of the local real estate market and the public process. It can act independently as it strives to meet its own goals, yet it is sensitive to the needs of the real estate sector, the development sector and the public.

The EDC offers the City the opportunity to participate in the real estate market with the flexibility of using both private and public sector techniques to further its objectives. As a quasi-autonomous agency it can provide private sector incentives to further industrial development purposes. As an agency of the City, it has the capability of resorting to various public agency funding sources to accomplish tasks that the private sector needs, but is not capable or willing to do.

The EDC should be a quasi-autonomous agency, but tied to the City through an operating contract that broadly specifies its objectives, responsibilities and functions. Similarly, the services performed by the EDC should be described generally to allow for maximum flexibility. Among the services performed should be the following:

- Promote and encourage balanced economic growth for the city.
- Study and survey conditions relating to trade, commerce, industry and businesses of all kinds.
- Promote, sponsor and sanction activities designed to encourage commercial and industrial enterprises and to serve as a liaison between the public and private sectors to accomplish the above.
- Publicize the resources of the city to capital investors through written and personal contacts.

b. Organization

Staffing may include a highly qualified executive director and an administrative assistant (executive secretary). A Board of Directors

representing local private businesses, public agencies and the general public would be appointed and would establish general policy through by-laws that should be broad in scope to permit flexibility.

c. Funding

A portion of the initial funding of the EDC should come from pledges of businesses, residents of the community and the City. These pledges could be contributions, or loans secured by non-interest bearing, non-negotiable promissory notes. Operating budgets also could be funded by the City and the Chamber of Commerce as well as revenues generated by the EDC.

In the event of land acquisition by the EDC, these purchases could be made using "leverage" and a variety of private financing programs. The City might be required to contribute some monies to meet down payment requirements. Once the EDC begins to sell its land holdings, proceeds from such sales could be established as a "revolving fund" to finance subsequent land purchases.

A variety of funding sources is available to finance capital improvement projects needed to prepare the land for development. The range of sources runs from joint City (EDC)/developer participation to the traditional public financing tools. Some of these potential sources of funds include:

- Economic Development Agency (EDA) Grants for Public Works and Development Facilities.
- State of California, Section 304 of the Public Works and Economic Development Act of 1965 (as amended) Loans and Grants (supplements EDA monies).
- Assessment Districts
- Joint Developer/EDC Participation

- Industrial Revenue Bonds Issued by the City.
- Federal Revenue Sharing Funds.

d. Marketing Plan

The marketing plan outlined below should be implemented by the proposed EDC. It is designed to gain awareness of the "target industries" and to subsequently arouse specific interest and inquiries from prospects. The ultimate objective of the program is to locate the prospects in Chino.

Guidelines -- Guidelines forming the basis of the marketing plan are as follows:

- Know the local real estate market and keep posted on the availability of industrial land, land prices, and proposed projects.
- Assist and cooperate with regional agencies in promoting San Bernardino County as an attractive place for industry to locate.
- Seek to educate industrial prospects with pertinent useful data.
- Follow-up written contacts with personal contacts.
- Develop for distribution a catalog of available industrial and commercial land.
- Keep interested prospects apprised of industrial land availability.

Target Industries -- The marketing plan for selecting the target industries are:

- Those industries/firms growing the most rapidly.
- Those industries/firms having a propensity to locate in Los Angeles/Orange/San Bernardino Counties.

From an analysis of employment and industry data, the "target industries" that the marketing plan should focus on are shown below.

Target Industries

Food and kindred products

Apparel and other textile products

Printing and publishing

Rubber and plastics

Fabricated metal products

Machinery (except electrical)

Electrical equipment and supplies

e. Procedure

Advertising can create an awareness among target industry site locators that Chino is an attractive place to locate. Specific expressions of interest should result from an effective advertising campaign which could eventually lead to good prospects becoming tenants.

It is recommended that advertising in the national media be kept to a minimum as the costs are large and the response rate typically low. Instead, the primary focus of the marketing program should be regional. This is because regional location decisions are made quite apart from the specific attributes any particular locality has to offer. Outlined below are the steps to implementing the recommended marketing strategy.

- (1) Request from Dun & Bradstreet's Marketing Services Department a list of firms in the above categories in Los Angeles, Orange, and San Bernardino Counties.

- (2) From this candidate list, select individual firms which might be the best prospects for solicitation.
- (3) Send a letter with an information brochure to each of the prospective firms' chief executive officer. The brochure should be comprised of promotional material which cannot be easily out-dated and inserts to include: 1) a summary of pertinent facts about Chino which would be of interest to prospective firms, and 2) information on available parcels.
- (4) Follow-up each mailing with a personal call from the EDC Director.
- (5) If sufficient interest is demonstrated by the prospect, suggest a personal visit to Chino by the prospect or a personal interview.
- (6) Maintain a list of all prospects expressing interest in locating in Chino.
- (7) Finally, inform the prospects with updated information as to the availability, nature and pricing of industrial properties.

f. Direct Participation in the Industrial Real Estate Market

On a selective basis, the EDC could also purchase industrial land and market it to final users. In this way the City would be able to control the type of industry locating in Chino. Limited funding, however, would probably preclude any large land holdings. Sites of 5 to 10 acres may be within the financial capability of the EDC and would be suitable for many large industrial users.

Priorities for direct participation by the City in the ownership of land should be focused on the Industrial Park areas as well as other areas with the greatest potential for near-term development.

Initially, the EDC should assist in marketing privately-owned industrial properties to industrial users that could best meet the City's economic objectives and needs. In the event this strategy is not effective, then on a selected and limited basis the City should acquire developable industrial sites of sufficient size to accommodate large industrial users. These sites should be marketed only to labor or capital intensive industries.

E. REDEVELOPMENT AGENCY

In 1972, Chino adopted its present redevelopment plan, The Central City Redevelopment Project. Since then, the adopted redevelopment area has remained the same, and the emphasis of the Redevelopment Agency's activities has been entirely upon implementing the 1972 plan. City redevelopment efforts have focused on two main activity areas -- residential rehabilitation in the area west of Central between Riverside Avenue, and Chino Avenue; and on the commercial areas along Central Avenue between the Pomona Freeway and Chino Avenue.

Activities to date have emphasized rehabilitation and upgrading deteriorating residential and commercial land uses, especially in light of the northward migration of retail business activity, and the lack of adequate reinvestment in the older residential neighborhoods. The scope of the redevelopment plan, and the Redevelopment Agency's activities can be expanded considerably, especially in light of future development and redevelopment needs along Central Avenue, the recommendations of the Housing Element, development problems along Central Avenue, and the identified need for a comprehensive economic development program.

1. The 1972 Redevelopment Plan

The present redevelopment plan limits its scope of activity to redevelopment entirely in the older, or central core, of Chino. Activities pursuant to this plan were limited to upgrading and rehabilitating residential and commercial development throughout the redevelopment area (see Map V-3).

The overall strategy for redevelopment has to this point focused upon residential rehabilitation and street improvements in residential areas funded primarily through the Community Development Block Grant, and Section 312 low interest rehabilitation loans. Commercial redevelopment activities have focused upon public right-of-way improvements along Central Avenue, and the purchase of key lots, their assemblage into larger parcels, and their resale. This has especially been the case where the private market is unable to accomplish the same. Commercial activities

CITY OF CHINO GENERAL PLAN PROGRAM

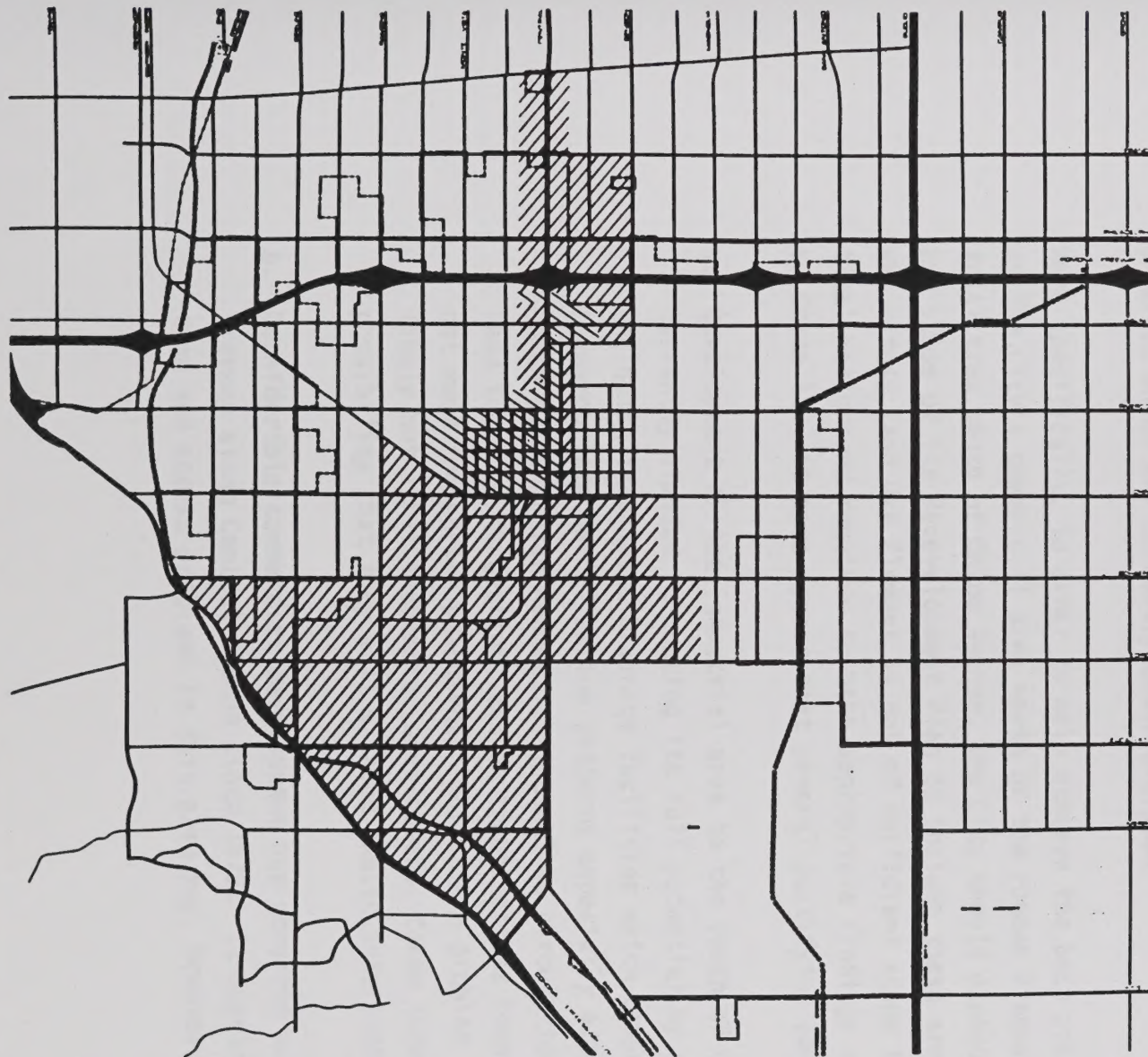
EXISTING AND PROPOSED RE- DEVELOPMENT PROJECT AREAS



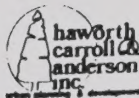
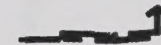
EXISTING PROJECT AREA



PROPOSED ADDITIONS



MAP V-3



have been financed primarily through tax increment (allocation) funds. In general, redevelopment activities have been incremental in nature, and have not involved large scale redevelopment and reconstruction, except for the Civic Center and the Library.

2. Expansion of the Redevelopment Area

While this emphasis on older, deteriorating areas has traditionally been the target of redevelopment activities, and has been the popular image of what redevelopment means, the activities of the Redevelopment Agency can be greatly expanded to include currently undeveloped areas, or areas which are currently underdeveloped.

More specifically, in order to help achieve the best possible development of the City's commercial area north of the Pomona Freeway, and the industrial area south of Chino Avenue, the City should expand the boundaries and scope of its Redevelopment Plan to include these areas (see Map V-3). While this Land Use Element is not of sufficient scope to form the analytical background required to make appropriate findings of blight required by State law, it does appear that several justifying conditions do exist.

- a. Development of the industrial area to the south of Chino Avenue is currently limited in meeting its full potential by several factors including inadequate drainage facilities which cause periodic flooding, inappropriate parcelization patterns especially along Central Avenue north of Schaeffer Avenue, an incomplete circulation system which can lead to undue congestion, and an inappropriate sewer system which does not meet industrial standards. While each problem area alone will likely not limit industrial development, taken together there is the possibility that they will without public intervention.
- b. Considerable commercial development has occurred north of the Pomona Freeway along Central Avenue since 1972. It appears that parcelization and access problems in this area may, however, limit the achieve-

ment of the areas full potential, plus cause congestion problems due to inappropriate access patterns. The Redevelopment Agency can assist development in this area by assembling parcels, coordinating the development plans of private parties, and providing adequate street improvements.

- c. In areas designated for future residential development, the Redevelopment Agency can assist the implementation of Housing Element policies as well as other policies related to residential development in the Land Use Element and the Central Avenue Specific Plan. This can be done through the Agency's coordinating abilities, the write-down of land using revenue bond proceeds, and the provision of public utilities such as wastewater, sewer and storm sewer trunk lines. As will be noted on Map V-3, several of the areas being proposed for inclusion into the Redevelopment Area are not presently incorporated into the City, and thus not legally eligible for inclusion into the Redevelopment Plan. However, when these areas are annexed to the City, it should be the City's policy to also annex them to the Redevelopment Area as soon as practicable. The intent of Map V-3 is therefore to show the planned extent of the Redevelopment Area over at least the next five to ten year period.

d. Relationship of the Redevelopment Plan to Other Plans

The proposed expansion of the scope Redevelopment Plan bears a close relationship to other City plans including this Land Use Element, the Housing Element, the Circulation Element, and the Central Avenue Specific Plan.

- (1) Land Use Element -- The land use pattern and policies contained in this Land Use Element should be adopted as the Land Use Plan for the expanded Redevelopment Plan, especially as it relates to the industrial areas south of Chino Avenue.

- (2) Circulation Element -- The Circulation Element contains standards and plans for the City's circulation system, and as such will provide the basic circulation guidelines for the expanded Redevelopment Plan. The Redevelopment Plan itself may augment these standards and plans from time to time.
- (3) Housing Element -- Housing and redevelopment activities are closely linked in State law as well as in the public's mind. The Housing Element can provide the basic guidelines and policies for implementing residentially related portions of the Redevelopment Plan, and the powers of the Redevelopment Agency can go a long way towards implementing the Housing Element, especially in regards to the Agency's bonding capacity.
- (4) Central Avenue Specific Plan -- Areas covered by the Central Avenue Specific Plan should be included in the Redevelopment Plan at the earliest feasible date, and the Central Avenue Specific Plan should become the Redevelopment Plan for those areas. This will give detailed land use and design guidance for future development along the Central Avenue corridor, as well as guidance in accomplishing right-of-way improvements.
- (5) Master Environmental Impact Report -- While not a plan in and of itself, Environmental Impact Reports can play a very constructive role in enhancing the success of redevelopment efforts. As part of the process for amending the 1972 Redevelopment Plan to reflect these proposed changes, a Master Environmental Impact Report (MEIR) can be prepared which will treat the whole of the Redevelopment Area in detail. Following this procedure, after certification of the MEIR and adoption of the Plan, further EIR's can be waived in the Redevelopment Area as long as the particular proposal in question is consistent with the Plan, and no significant site specific

environmental issues exist. Generally, all environmental impact work done subsequent to the MEIR in the Redevelopment Area can be accomplished as a supplement to the MEIR. This will greatly speed up the often lengthy preparation and review time involved with standard Environmental Impact Reports.

3. Funding Sources

Along with the expansion of the Redevelopment Area, the City should pursue expanded funding sources in order to encourage major redevelopment projects. The main source of income for most redevelopment agencies is tax increment funds. These funds, however, accrue to the City on an incremental basis, while most redevelopment activities require large outlays of funds, often prior to development. This problem is often overcome by issuing bonds such as described briefly below.

- a. Tax Allocation Bonds -- These are general purpose revenue bonds issued to perform budgeted redevelopment activities. They are secured by the tax increment funds which will accrue to the Redevelopment Agency over the life of the bond. As such, local tax rates will not rise, and no election is necessary to issue such bonds as is the case with general obligation bonds.
- b. Lease Revenue Bonds -- These bonds may be issued to, for instance, construct a new building such a cultural arts center, or a Civic Center. The building is then leased back to the City, with the lease payments securing the bond itself. The Agency may also use tax increment funds to subsidize the lease.
- c. Mortgage Revenue Bonds -- Mortgage Revenue, or SB99, bonds may be issued by the Redevelopment Agency to finance or underwrite the construction of lower income housing and/or market rate housing within the redevelopment area, and lower income housing anywhere within the City. Repayment of the bonds is secured by mortgage payments which result from the subsequent sale of the housing.

These bonds may be used to a limited extent to rehabilitate commercial buildings which directly serve a residential neighborhood.

- d. Industrial Revenue Bonds -- Until very recently, general law cities such as Chino could not issue industrial revenue bonds. Legislation adopted during the 1980 session of the State Legislature has, however, cleared the way for general law cities to issue such bonds. In effect, the Redevelopment Agency can issue industrial revenue bonds to encourage the development of industrial properties or to do actual construction. The bond proceeds are usually loaned to a developer for the purposes of constructing an industrial building. In turn, the developer (who should also be the ultimate user of the building) repays the bond issue through a mortgage or lease arrangement. This type of bond program has been used widely throughout other states to encourage industrial development.

CHAPTER VI: ADMINISTERING THE LAND USE ELEMENT

The section outlines the basic framework for determining consistency with the Land Use Element, the rest of the General Plan, and outlines a basic process for reviewing and updating the Land Use Element.

A. CONSISTENCY GUIDELINES

The best means of implementing the provisions of the General Plan, and more specifically the Land Use Element, is to require consistency on an ongoing basis. The purpose of this section, therefore, is to provide specific guidelines to the City for the interpretation of the Land Use Element, as well as the rest of the General Plan, and to provide guidelines for determining whether or not specific land use proposals are consistent with the policies and proposals contained herein. State law, by way of the Subdivision Map Act, requires also that all divisions of land be consistent with the General Plan.

1. To the maximum feasible extent, all applicable policies of the General Plan, whether or not they directly mention a specific land use, shall be met by any development proposal in order to find that proposal consistent with the General Plan.
2. As a principal rule, any existing or proposed land use which is the same as that designated by the Land Use Element for the property in question, and which serves to further implement the policies of the General Plan shall be determined to be consistent with the General Plan.
3. General Plan land uses are grouped into several broad categories including Open Space, Residential, Commercial, Industrial, and Public Institutional. To be consistent with the General Plan, a proposed land use must fall into the same broad category as the use shown on the General Plan. For example, it is inconsistent with the General Plan to propose a residential project on land with the General Plan category of commercial. Existing uses which do not meet this criteria shall be judged as consistent until such time as the use changes or is intensified.

4. In order to be consistent with the land use element, the number of existing or proposed units per adjusted gross acre of land designated for residential use must fall within the range of units allowed by the applicable residential land use designation provided that the maximum number of such units per adjusted gross acre shall not exceed those in effect as of November 8, 1988 except as otherwise permitted by Section E, Page III-23 hereof (Rev. 11-8-88; Measure M). If the existing or proposed number of units is less than or more than the number of dwelling units allowed in the density range, there shall be an inconsistency with the Land Use Element. The one exception to this guideline is if natural or man-made site constraints prohibit the construction of enough dwelling units to fall within the number of dwelling units allowed in the applicable land use designation. In that case, the proposal shall still be considered consistent with the General Plan if it is found that all reasonable alternatives have been exhausted in providing an adequate number of dwelling units.
5. If there are two or more specific land use designations on any parcel of land under consideration for development, the arrangement of the specific land uses in the development proposal must be in proportion to and similar to the intent of the subject specific land use designations. For instance, if there is shown on the land use plan 5 acres of RD4.5 Residential, and 5 acres of RD14 Residential on a 10-acre parcel of land, for a proposal to be consistent it should have roughly 5 acres (23 dwelling units) of RD4.5 density housing and 5 acres (60 dwelling units) of RD14 density housing. A proposal which indicates 80 dwelling units all on roughly equal size lots would be inconsistent with the Land Use Element.

(Rev. 11-8-88; Measure M)

TABLE VI-1
LAND USE ELEMENT CONSISTENCY MATRIX

		ZONING																		
		A-Δ	A-2	RD1	RD2	RD3	RD4.5	RD4.5A	RD8	RD14	RD20	AP	CN	CG	CM	BP	MR	M1	M2	OS
RESIDENTIAL	RD1			X																
	RD2				X															
	RD3					X														
	RD4.5						X													
	RD8							X	X											
	RD14									X										
	RD20										X									
COMMERCIAL	REGIONAL														X					
	GENERAL											X		X						
	NEIGHBORHOOD												X							
	OFFICE											X								
	GENERAL																			X
INDUSTRIAL	LIGHT																	X	X	
	MANUFACTURING																	X		
	RESEARCH																			
	INDUSTRIAL PARK																	X ²	X	X
	BUSINESS PARK																X			
	SERVICE														X					
OPEN SPACE	RECREATION/ EDUCATION			X ³	X ³	X ³	X ³	X ³	X ³	X ³	X ³	X ⁴								X
	URBAN RESERVE																			X
	PUBLIC INSTITUTIONAL	X ²	X ²	X ²	X ²	X ²	X ²	X ²	X ²	X ²	X ²	X ²	X ²	X ²	X	X ²	X ²	X ²	X ²	X

¹ Any residential zone may be found consistent with a more intensive General Plan residential designation when the zone reflects existing land uses on the property. Zoning for new uses must comply with this matrix.

² May be upon specific findings of consistency with intent of General Plan designation.

³ Private parks as part of a residential development in a residential zone.

⁴ For civic office uses.

X = COMPATIBLE
BLANK = NOT COMPATIBLE

6. Commercial and Industrial land uses shall be considered consistent with the General Plan if the use is in the same broad land use category (i.e., commercial or industrial), and is an equal or less intense use than those intended for the specific land use designation. However, the predominant use(s) proposed are to be the same as those intended for the specific land use designation. For instance, office uses would be consistent with any other commercial designation if the office use did not predominate. A retail commercial use, on the other hand, would not be consistent with an Office Commercial designation.
7. Nothing in these guidelines shall be interpreted to conflict with or negate any policy of this Land Use Element or any other General Plan element.

B. REVIEW AND UPDATE PROCEDURES

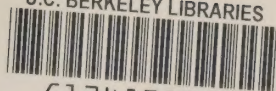
This Land Use Element represents a long-range guide to the development of land within the City according to adopted public policy. As such, it represents the desired pattern and direction of future land use as determined at this point in time. New information, new circumstance, and new opinions will likely demand change. If the Element is not to become obsolete or useless within a relatively short period of time, it should be reviewed and updated regularly. Each proposed change, however, must be measured against the community's objectives, and every change should leave the plan a complete and current statement of Chino's development policies. A thorough review, and updating of the Land Use Element should be accomplished every five years.

Possible modifications or amendments by way of new information or circumstances should be made only after thorough study indicates the desirability of a change, and where such changes tend to advance the overall policies of the Land Use Element, or any other General Plan Element.

Additional criteria may also be formulated as to the general frequency with which prospective changes are permitted. State law, however, permits a maximum of three changes or amendments per year to any element.

The Planning Commission and the City Council must sort and interpret the diverging viewpoints of various citizen groups, arriving at a consensus of course of action to be followed. Active citizen participation in the planning process is therefore vital if the plan is to remain a living document. Individuals and groups with personal interest in particular decisions seldom fail to present their views effectively. The often silent majority must be represented if the land use element and general plan are to continue to represent the *community's* desired future for Chino.

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